IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		30 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

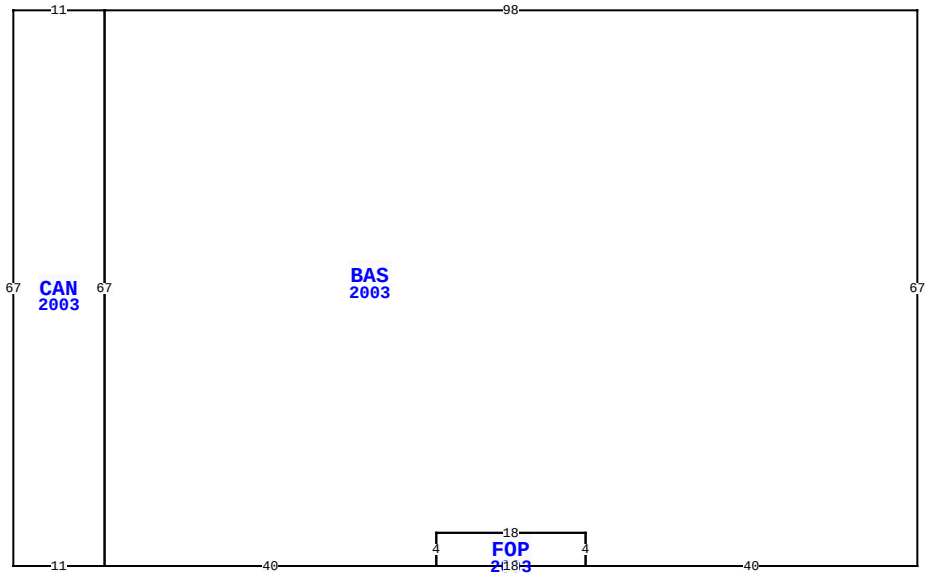
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,494	100	6,494	1,122,717
CAN	737	30	221	38,208
FOP	72	30	22	3,804
TOTALS	7,303		6,737	1,164,728

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	6,737	102.3000	207.67	1,399,073	2003	2003	0	0	0	16.75	83.25

1 SCHOOL – 0% - 0 Heated Area: 6494 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
5	0964	HALON SYST	0	0	10	5	50.00	SF	50.00	50.00	100	2003	2003	3	84	2,100	
6	0964	HALON SYST	0	0	7	5	35.00	SF	50.00	50.00	100	2003	2003	3	84	1,470	
7	0418	EXHST FAN	0	0	0	0	8.00	UT	400.00	400.00	100	2003	2003	3	22	704	
8	6002	EL ROLL DR	0	0	0	0	1.00	UT	900.00	900.00	100	2003	2003	3	22	198	
9	6002	EL ROLL DR	0	0	0	0	1.00	UT	1,800.00	1,800.00	100	2003	2003	3	22	396	
10	4950	BOLLARD	0	0	0	0	42.00	UT	100.00	100.00	100	2003	2003	3	100	4,200	
11	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2003	2003	3	100	4,500	
12	0381	COOLER	0	0	24	8	192.00	SF	82.50	82.50	100	2003	2003	3	54	8,554	
13	0383	FREEZER	0	0	24	8	192.00	SF	105.00	105.00	100	2003	2003	3	54	10,886	
14	0461	IRON FENCE	0	0	0	0	260.00	SF	9.78	9.78	100	2003	2003	3	88	2,237	

TOTAL OB/XF 35,245

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	008300	C	SCHOOL	0		OR	0.00	0.00	100.00	AC		1.00	1.00	0.50	80,000.00	40,000.00	4,000,000							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W98 CAN=[YR=2003] W11 S67 E11 N67 $ S67 E40
FOP=[YR=2003] E18 N4 W18 S4 $ N4 E18 S4 E40 N67 $.

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

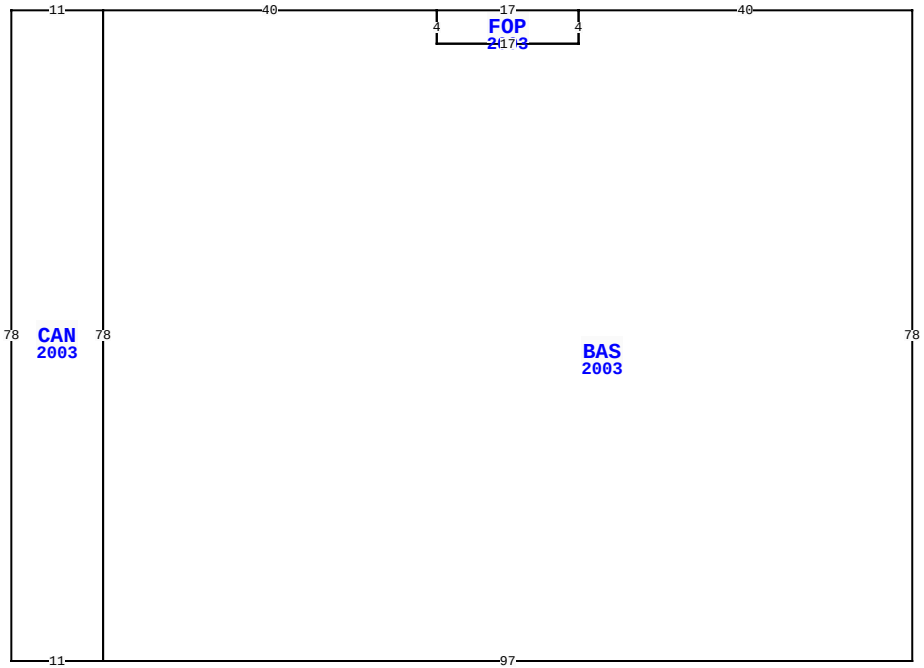
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,498	100	7,498	1,444,543
CAN	858	30	257	49,513
FOP	68	30	20	3,853
TOTALS	8,424		7,775	1,497,909

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,775	114.0000	231.42	1,799,290	2003	2003	0	0	0	16.75	83.25

2 SCHOOL – 0% - 0 Heated Area: 7498 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W40 FOP=[YR=2003] W17 S4 E17 N4 $ S4 W17 N4 W40 CAN=[YR=2003] W11 S78 E11 N78 $ S78 E97 N78 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
15	0463	FENCE GATE	0	0	0	0	12.00	UT	900.00	900.00	100	2003	2003	3	64	6,912	
16	0463	FENCE GATE	0	0	0	0	2.00	UT	900.00	900.00	100	2003	2003	3	64	1,152	
17	0424	CL FNC 6'	0	0	0	0	10,200.00	LF	20.00	20.00	100	2003	2003	3	64	130,560	
18	0466	FNC GT 20'	0	0	0	0	4.00	UT	750.00	750.00	100	2003	2003	3	64	1,920	
19	0464	FNC GT 10'	0	0	0	0	6.00	UT	350.00	350.00	100	2003	2003	3	64	1,344	
20	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2003	2003	3	64	768	
21	0505	FLAGPOLE A	0	0	0	0	1.00	LF	50.00	50.00	100	2003	2003	3	22	11	
23	0972	ST LGHT UN	0	0	0	0	11.00	UT	2,530.00	2,530.00	100	2003	2003	3	64	17,811	
24	0975	ST LT/ARM	0	0	0	0	11.00	UT	500.00	500.00	100	2003	2003	3	64	3,520	
25	0402	CONC BUMPE	0	0	0	0	116.00	UT	25.00	25.00	100	2003	2003	3	88	2,552	

TOTAL OB/XF 166,550

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

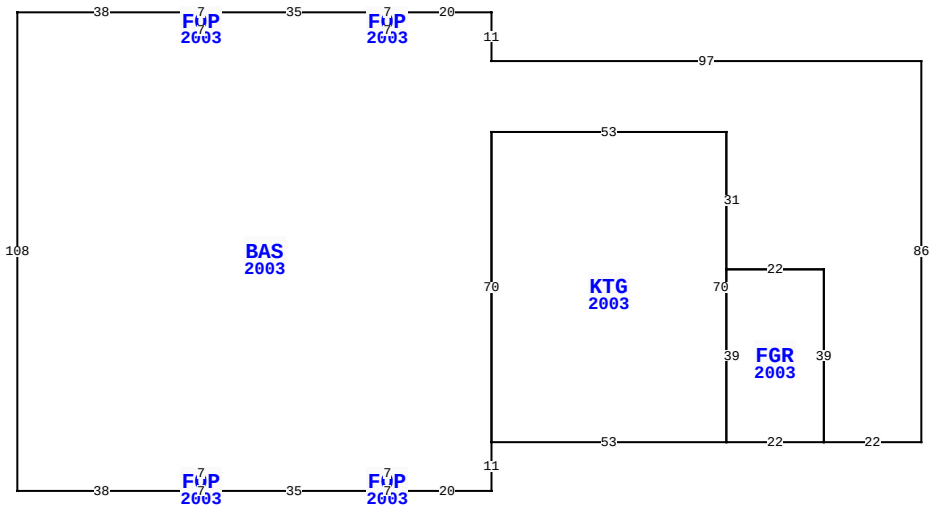
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		48 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		39 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,218	100	15,218	3,078,437
FGR	858	60	515	104,179
FOP	28	30	8	1,618
FOP	28	30	8	1,618
FOP	28	30	8	1,618
FOP	28	30	8	1,618
KTG	3,710	125	4,638	938,218
TOTALS	19,898		20,403	4,127,306

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	20,403	119.7000	242.99	4,957,725	2003	2003	0	0	0	16.75	83.25

3 SCHOOL – 0% - 0 Heated Area: 18928 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W97 N11 W20 FOP=[YR=2003] W7 S4 E7 N4 $ S4 W7 N4 W35 FOP=[YR=2003] W7 S4 E7 N4 $ S4 W7 N4 W38 S108 E38 FOP=[YR=2003] E7 N4 W7 S4 $ N4 E7 S4 E35 FOP=[YR=2003] E7 N4 W7 S4 $ N4 E7 S4 E20 N11 KTG=[YR=2003] E53 FGR=[YR=2003] E22 N39 W22 S39 $ N70 W53 S70 $ N70 E53 S31 E22 S39 E22 N86 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
26	0812	CONCRETE C	0	0	0	0	27,476.00	SF	4.00	4.00	100	2003	2003	3	84	92,319	
27	0803	ASPHALT C	0	0	0	0	207,431.00	SF	2.00	2.00	100	2003	2003	3	54	224,025	
28	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00	13.00	100	2003	2003	3	22	644	
29	0351	CARPORT MT	0	0	1007	9	9,063.00	SF	10.00	10.00	100	2003	2003	3	22	19,939	
30	0351	CARPORT MT	0	0	389	11	4,279.00	SF	10.00	10.00	100	2003	2003	3	22	9,414	
31	0351	CARPORT MT	0	0	143	8	1,144.00	SF	10.00	10.00	100	2003	2003	3	22	2,517	
32	0351	CARPORT MT	0	0	128	10	1,280.00	SF	10.00	10.00	100	2003	2003	3	22	2,816	
33	2425	RUBBER	0	0	42	36	1,512.00	UT	5.60	5.60	100	2003	2003	3	84	7,112	
34	2425	RUBBER	0	0	42	26	1,092.00	UT	5.60	5.60	100	2003	2003	3	84	5,137	
35	0967	SPORTS FLR	0	0	102	98	9,996.00	SF	5.75	5.75	100	2003	2003	3	22	12,645	

LAND DESCRIPTION

TOTAL OB/XF 376,568

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

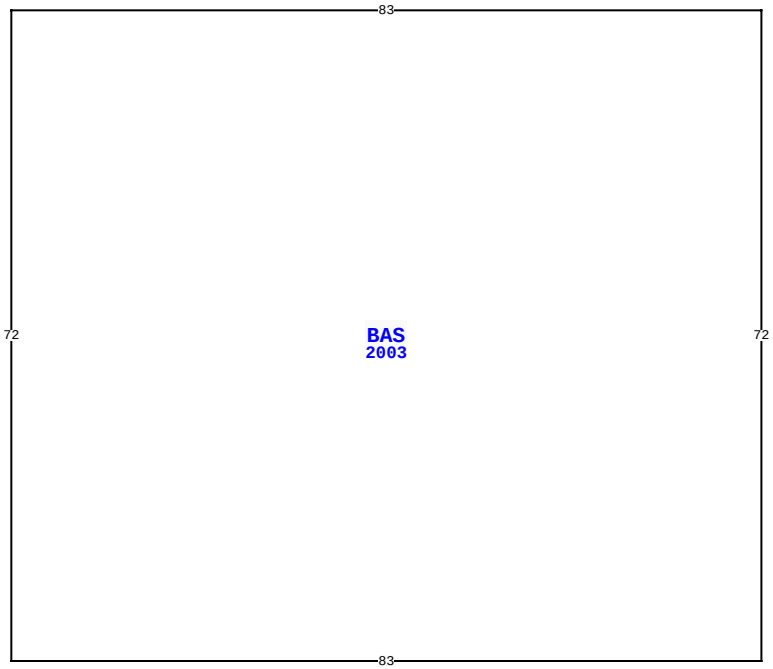
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,976	100	5,976	1,259,526
TOTALS	5,976		5,976	1,259,526

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	5,976	124.7148	253.17	1,512,944	2003	2003	0	0	0	16.75	83.25

4 SCHOOL – 0% - 0 Heated Area: 5976 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W83 S72 E83 N72 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
37	0966	FIRE SPRNK	0	0	0	0	125,144.00	SF	3.00	3.00	100	2003	2003	3	84	315,363	
38	0803	ASPHALT C	0	0	0	0	268,719.00	SF	2.00	2.00	100	2006	2006	3	60	322,463	
39	0812	CONCRETE C	0	0	0	0	26,130.00	SF	4.00	4.00	100	2006	2006	3	88	91,978	
40	0812	CONCRETE C	0	0	0	0	8,867.00	SF	4.00	4.00	100	2006	2006	3	88	31,212	
41	0921	CWALL-CC P	0	0	0	0	382.00	LF	660.00	660.00	100	2006	2006	3	87	219,344	
42	0461	IRON FENCE	0	0	0	0	502.00	SF	8.50	8.50	100	2006	2006	3	91	3,883	
43	0463	FENCE GATE	0	0	0	0	18.00	UT	1,050.00	1,050.00	100	2006	2006	3	72	13,608	
44	0424	CL FNC 6'	0	0	0	0	9,025.00	LF	20.00	20.00	100	2006	2006	3	72	129,960	
45	0463	FENCE GATE	0	0	0	0	7.00	UT	300.00	300.00	100	2006	2006	3	72	1,512	
46	0463	FENCE GATE	0	0	0	0	7.00	UT	300.00	300.00	100	2006	2006	3	72	1,512	

TOTAL OB/XF 1,130,835

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

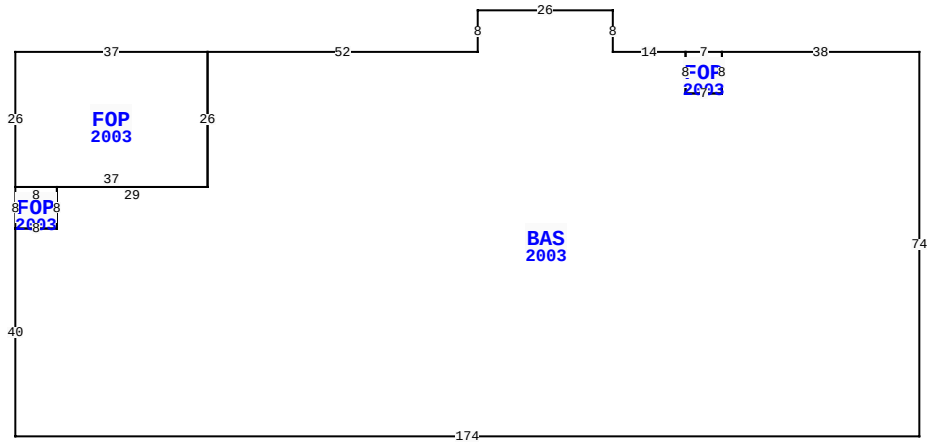
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		40 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		21 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,002	100	12,002	2,275,202
FOP	56	30	17	3,222
FOP	64	30	19	3,602
FOP	962	30	289	54,785
TOTALS	13,084		12,327	2,336,811

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	12,327	113.1900	229.78	2,832,498	2003	2002	0	0	0	17.50	82.50

5 SCHOOL – 0% - 0 Heated Area: 12002 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W38 FOP=[YR=2003] W7 S8 E7 N8 $ S8 W7 N8 W14 N8 W26 S8 W52 FOP=[YR=2003] W37 S26 FOP=[YR=2003] S8 E8 N8 W8 $ E37 N26 $ S26 W29 S8 W8 S40 E174 N74 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
47	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2006	2006	3	31	465	
48	0400	CONC CURB	0	0	0	0	153.00	LF	15.00	15.00	100	2006	2006	3	91	2,088	
49	0402	CONC BUMPE	0	0	0	0	73.00	UT	25.00	25.00	100	2006	2006	3	91	1,661	
50	0972	ST LGHT UN	0	0	0	0	15.00	UT	2,530.00	2,530.00	100	2006	2006	3	72	27,324	
51	0975	ST LT/ARM	0	0	0	0	10.00	UT	500.00	500.00	100	2006	2006	3	72	3,600	
52	0963	FIRE HYDR	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2006	2006	3	100	10,500	
53	4950	BOLLARD	0	0	0	0	22.00	UT	100.00	100.00	100	2006	2006	3	100	2,200	
54	0991	TENNIS CRT	0	0	0	0	6.00	UT	18,000.00	18,000.00	100	2006	2006	3	87	93,960	
55	0426	CL FNC 12'	0	0	0	0	994.00	LF	15.60	15.60	100	2006	2006	3	72	11,165	
56	0802	ASPHALT B	0	0	0	0	660.00	SF	2.40	2.40	100	2006	2006	3	60	950	

LAND DESCRIPTION

TOTAL OB/XF 153,913

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		69 100
Frame	04	REIN CONC 100
Story Height		21 100
RMS		43 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

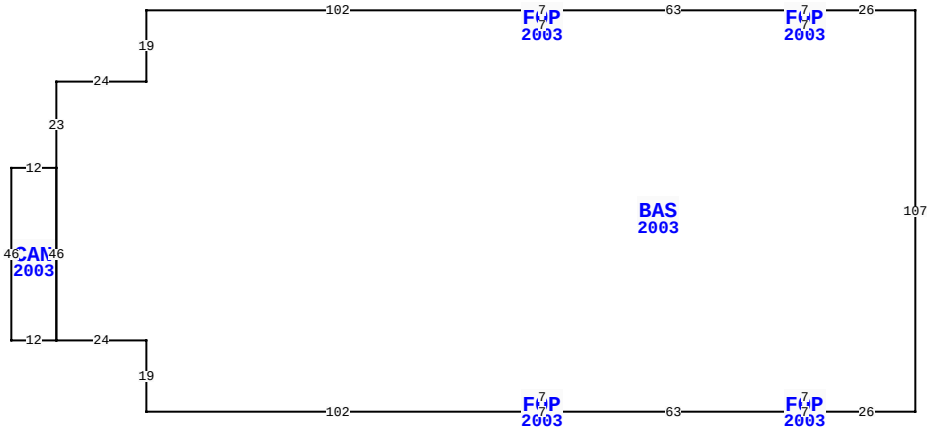
DOR CODE 8300 PUBLIC SCHOOLS
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	23,479	100	23,479	5,582,805
CAN	552	30	166	39,471
FOP	28	30	8	1,902
FOP	28	30	8	1,902
FOP	28	30	8	1,902
FOP	28	30	8	1,902
TOTALS	24,143		23,677	5,629,885

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	23,677	140.6988	285.62	6,762,625	2003	2003	0	0	0	16.75	83.25

6 SCHOOL – 0% - 0 Heated Area: 23479 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 FOP=[YR=2003] W7 S4 E7 N4 $ S4 W7 N4 W63 FOP=[YR=2003] W7 S4 E7 N4 $ S4 W7 N4 W102 S19 W24 S23 CAN=[YR=2003] W12 S46 E12 N46 $ S46 E24 S19 E102 FOP=[YR=2003] E7 N4 W7 S4 $ N4 E7 S4 E63 FOP=[YR=2003] E7 N4 W7 S4 $ N4 E7 S4 E26 N107 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
57	0803	ASPHALT C	0	0	0	0	40,600.00	SF	2.00	2.00	100	2006	2006	3	60	48,720	
58	0803	ASPHALT C	0	0	0	0	5,316.00	SF	2.00	2.00	100	2006	2006	3	60	6,379	
59	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2006	2006	3	88	572	
60	0810	CONCRETE A	0	0	0	0	240.00	SF	6.50	6.50	100	2006	2006	3	88	1,373	
61	0812	CONCRETE C	0	0	0	0	10,980.00	SF	4.00	4.00	100	2006	2006	3	88	38,650	
62	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	2006	2006	3	88	2,059	
63	0812	CONCRETE C	0	0	0	0	10,131.00	SF	4.00	4.00	100	2006	2006	3	88	35,661	
64	0819	CONC 12"	0	0	0	0	919.00	SF	9.50	9.50	100	2006	2006	3	88	7,683	
65	0424	CL FNC 6'	0	0	0	0	264.00	LF	20.00	20.00	100	2006	2006	3	72	3,802	
66	0422	CL FNC 4'	0	0	0	0	1,400.00	LF	15.00	15.00	100	2006	2006	3	72	15,120	

TOTAL OB/XF 160,019

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

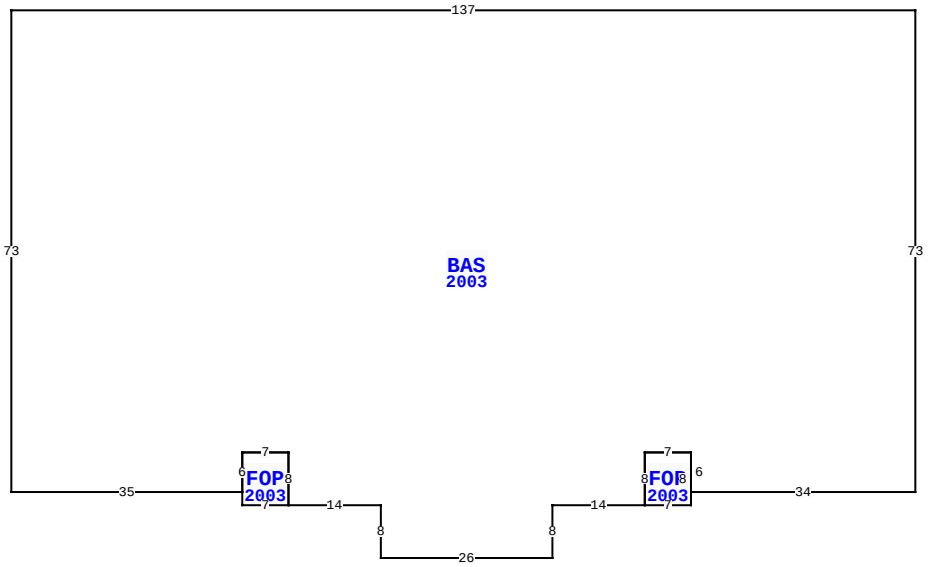
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,233	100	10,233	1,937,896
FOP	56	30	17	3,219
FOP	56	30	17	3,219
TOTALS	10,345		10,267	1,944,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	10,267	112.0581	227.48	2,335,537	2003	2003	0	0	0	16.75	83.25

7 SCHOOL – 0% - 0 Heated Area: 10233 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W137 S73 E35 FOP=[YR=2003] S2 E7 N8 W7 S6 $ N6 E7 S8 E14 S8 E26 N8 E14 FOP=[YR=2003] E7 N8 W7 S8 $ N8 E7 S6 E34 N73 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
67	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2006	2006	3	72	540	
68	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2006	2006	3	72	1,008	
69	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2006	2006	3	31	2,232	
70	0510	GARAGE WD-	0	0	24	8	192.00	SF	35.00	35.00	100	2006	2006	3	48	3,226	
71	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2006	2006	3	31	1,860	
72	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2006	2006	3	31	1,860	
73	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2006	2006	3	31	930	
74	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2006	2006	3	31	1,240	
75	0350	CARPORT WD	0	0	32	10	320.00	SF	13.00	13.00	100	2006	2006	3	31	1,290	
76	0350	CARPORT WD	0	0	30	10	300.00	SF	13.00	13.00	100	2006	2006	3	31	1,209	

TOTAL OB/XF 15,395

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

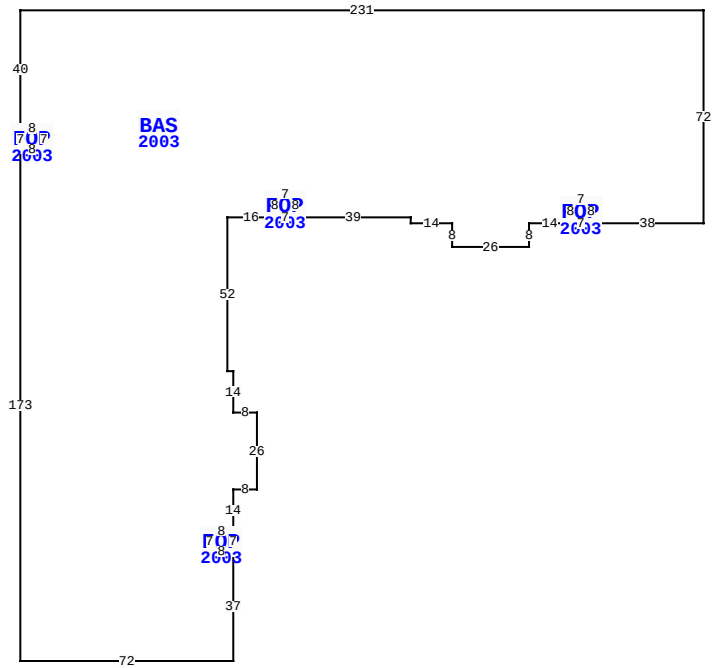
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		84 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		47 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	27,256	100	27,256	5,155,309
FOP	56	30	17	3,215
FOP	56	30	17	3,215
FOP	56	30	17	3,215
FOP	56	30	17	3,215
TOTALS	27,480		27,324	5,168,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	27,324	111.9195	227.20	6,208,013	2003	2003	0	0	0	16.75	83.25

8 SCHOOL – 0% - 0 Heated Area: 27256 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W231 S40 FOP=[YR=2003] S7 E8 N7 W8 $ E8 S7 W8 S173 E72 N37 FOP=[YR=2003] W8 N7 E8 S7 $ W8 N7 E8 N14 E8 N26 W8 N14 W2 N52 E16 FOP=[YR=2003] E7 N8 W7 S8 $ N8 E7 S8 E39 S2 E14 S8 E26 N8 E14 FOP=[YR=2003] E7 N8 W7 S8 $ N8 E7 S8 E38 N72 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
77	0812	CONCRETE C	0	0	0	0	5,816.00	SF	4.00	4.00	100	2006	2006	3	88	20,472	
78	0812	CONCRETE C	0	0	0	0	1,360.00	SF	4.00	4.00	100	2006	2006	3	88	4,787	
79	0810	CONCRETE A	0	0	0	0	780.00	SF	6.50	6.50	100	2006	2006	3	88	4,462	
80	0424	CL FNC 6'	0	0	0	0	940.00	LF	20.00	20.00	100	2006	2006	3	72	13,536	
81	0425	CL FNC 8'	0	0	0	0	95.00	LF	10.65	10.65	100	2006	2006	3	72	728	
82	0426	CL FNC 12'	0	0	0	0	280.00	LF	15.60	15.60	100	2006	2006	3	72	3,145	
83	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2006	2006	3	72	504	
84	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2006	2006	3	31	1,116	
85	0350	CARPORT WD	0	0	31	10	310.00	SF	13.00	13.00	100	2006	2006	3	31	1,249	
86	0350	CARPORT WD	0	0	31	10	310.00	SF	13.00	13.00	100	2006	2006	3	31	1,249	

TOTAL OB/XF 51,248

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

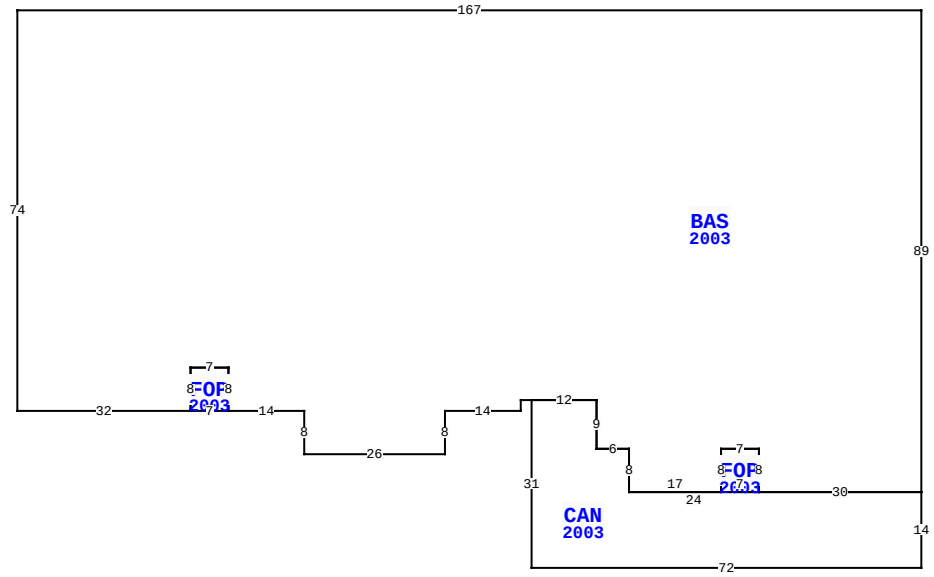
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		29 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,278	100	13,278	2,539,973
CAN	1,260	30	378	72,308
FOP	56	30	17	3,252
FOP	56	30	17	3,252
TOTALS	14,650		13,690	2,618,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	13,690	113.1900	229.78	3,145,688	2003	2003	0	0	0	16.75	83.25

9 SCHOOL – 0% - 0 Heated Area: 13278 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W167 S74 E32 FOP=[YR=2003] E7 N8 W7 S8 $ N8 E7 S8 E14 S8 E26 N8 E14 N2 E2 CAN=[YR=2003] S31 E72 N14 W30 FOP=[YR=2003] N8 W7 S8 E7 $ W24 N8 W6 N9 W12 $ E12 S9 E6 S8 E17 N8 E7 S8 E30 N89 $.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
87	0812	CONCRETE C	0	0	0	0	2,617.00	SF	4.00	4.00	100	2006	2006	3	88	9,212	
88	0811	CONCRETE B	0	0	0	0	806.00	SF	5.20	5.20	100	2006	2006	3	88	3,688	
89	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	2006	2006	3	88	2,288	
90	0424	CL FNC 6'	0	0	0	0	560.00	LF	20.00	20.00	100	2006	2006	3	72	8,064	
91	0425	CL FNC 8'	0	0	0	0	140.00	LF	10.65	10.65	100	2006	2006	3	72	1,074	
92	0427	CL FNC 10'	0	0	0	0	196.00	LF	13.51	13.51	100	2006	2006	3	72	1,907	
93	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2006	2006	3	72	504	
94	0966	FIRE SPRNK	0	0	0	0	167,401.00	SF	3.00	3.00	100	2006	2006	3	88	441,939	
96	0967	SPORTS FLR	0	0	0	0	10,940.00	SF	5.75	5.75	100	2006	2006	3	31	19,501	
97	2425	RUBBER	0	0	0	0	3,684.00	UT	5.60	5.60	100	2006	2006	3	88	18,155	

TOTAL OB/XF 506,332

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

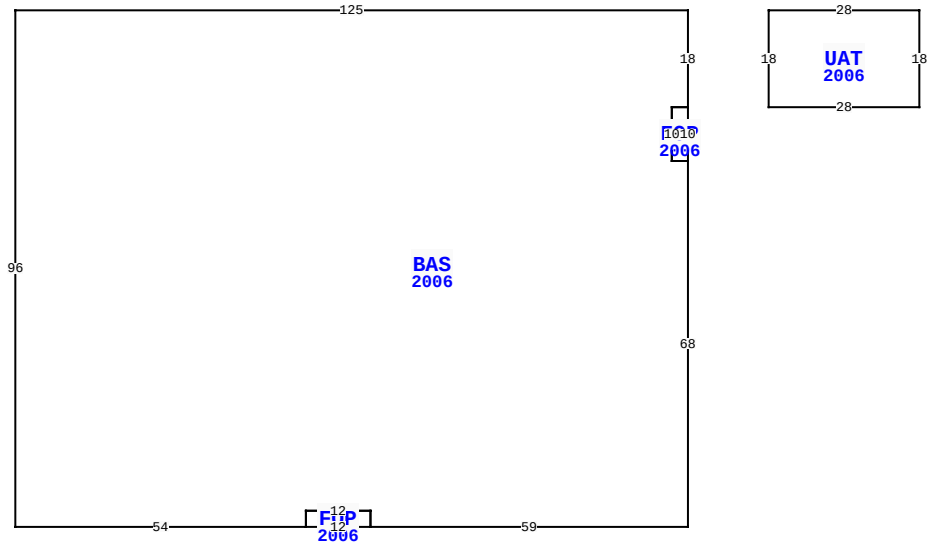
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		26 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,934	100	11,934	2,383,035
CAN	2,625	30	788	157,351
FOP	30	30	9	1,797
FOP	36	30	11	2,197
UAT	504	10	50	9,985
TOTALS	15,129		12,792	2,554,365

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	12,792	108.8133	220.89	2,825,625	2006	2006	0	0	0	9.60	90.40

10 SCHOOL – 0% - 0 Heated Area: 11984 HX Base Yr



85439 MINER RD, YULEE

BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	
AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W125S96E54FOP=[YR=2006] E12
N3W12S3$N3E12S3E59N68FOP=[YR=2006]
N10W3S10E3$W3N10E3N18$CAN=[YR=2006] 2625$
PTR=E15UAT=[YR=2006] S18E28N18 W28$ W15$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
98	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2006	2006	3	31	372	
99	0418	EXHST FAN	0	0	0	0	4.00	UT	400.00	400.00	100	2006	2006	3	31	496	
100	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	2006	2006	3	31	620	
101	0424	CL FNC 6'	0	0	0	0	131.00	LF	20.00	20.00	100	2006	2006	3	72	1,886	
102	0463	FENCE GATE	0	0	0	0	8.00	UT	300.00	300.00	100	2006	2006	3	72	1,728	
103	0424	CL FNC 6'	0	0	0	0	706.00	LF	20.00	20.00	100	2006	2006	3	72	10,166	
104	0425	CL FNC 8'	0	0	0	0	114.00	LF	10.65	10.65	100	2006	2006	3	72	874	
105	0425	CL FNC 8'	0	0	0	0	148.00	LF	10.65	10.65	100	2006	2006	3	72	1,135	
106	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	72	432	
107	0350	CARPORT WD	0	0	25	10	250.00	SF	13.00	13.00	100	2006	2006	3	31	1,008	

TOTAL OB/XF 18,717

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

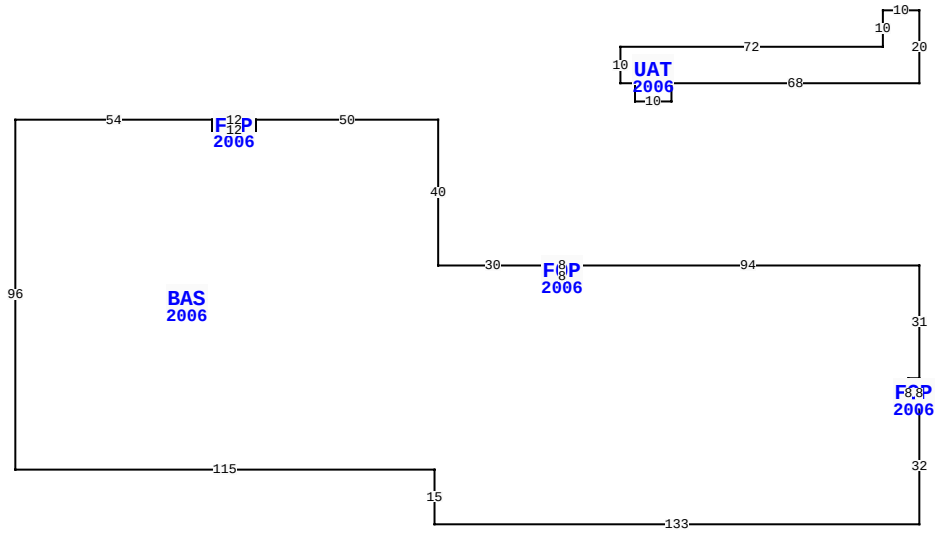
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		38 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		22 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	20,439	100	20,439	3,956,449
CAN	2,625	30	788	152,536
FOP	24	30	7	1,355
FOP	24	30	7	1,355
FOP	36	30	11	2,129
UAT	970	10	97	18,777
TOTALS	24,118		21,349	4,132,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	21,349	105.4823	214.13	4,571,461	2006	2006	0	0	0	9.60	90.40

11 SCHOOL – 0% - 0 Heated Area: 20536 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W94FOP=[YR=2006] W8S3E8N3$S3
W8N3W30N40W50FOP=[YR=2006] W12S3E12
N3$S3W12N3W54S96E115S15E133N32 FOP=[YR=2006]
N8W3S8E3$W3N8E3N31$ CAN=[YR=2006] 2625$PTR=N50 UAT=[YR=2006]
N20W10S10W72 S10E4S5E10N5E68$ S50$.

EXTRA FEATURES

LN	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
108	0350	CARPORT WD	0	0	25	10	250.00	SF	13.00	13.00	100	2006	2006	3	31	1,008	
109	0812	CONCRETE C	0	0	0	0	3,253.00	SF	4.00	4.00	100	2006	2006	3	88	11,451	
110	2520	FIELD LGHT	0	0	0	0	6.00	UT	22,500.00	22,500.00	100	2006	2006	3	31	41,850	
111	2520	FIELD LGHT	0	0	0	0	6.00	UT	22,500.00	22,500.00	100	2006	2006	3	31	41,850	
112	2520	FIELD LGHT	0	0	0	0	2.00	UT	22,500.00	22,500.00	100	2006	2006	3	31	13,950	
113	2525	PRESSBOX	0	0	24	8	192.00	UT	40.00	40.00	100	2006	2006	3	31	2,381	
114	2523	BLEACHR MT	0	0	125	30	3,750.00	UT	26.00	26.00	100	2006	2006	3	31	30,225	
115	2523	BLEACHR MT	0	0	130	35	4,550.00	UT	26.00	26.00	100	2006	2006	3	31	36,673	
116	2523	BLEACHR MT	0	0	34	20	680.00	UT	26.00	26.00	100	2006	2006	3	31	5,481	
117	2523	BLEACHR MT	0	0	20	20	400.00	UT	26.00	26.00	100	2006	2006	3	31	3,224	

TOTAL OB/XF 188,093

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

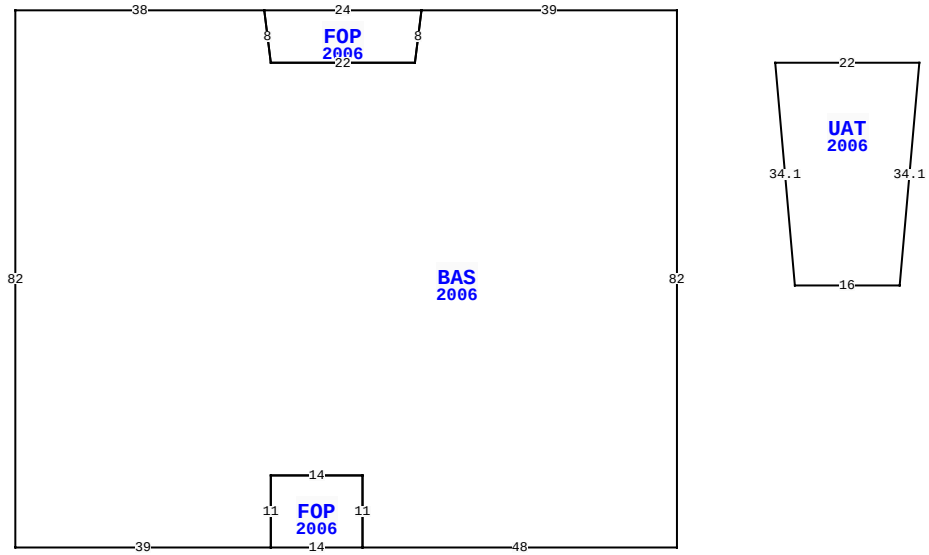
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,944	100	7,944	1,713,620
CAN	1,200	30	360	77,656
FOP	154	30	46	9,923
FOP	184	30	55	11,864
UAT	646	10	65	14,021
TOTALS	10,128		8,470	1,827,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	8,470	117.5467	238.62	2,021,111	2006	2006	0	0	0	9.60	90.40

12 SCHOOL – 0% - 0 Heated Area: 8009 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W39FOP=[YR=2006] W24 D8 R1 E22 R1 U8 $ D8 L1 W22 L1 U8 W38 S82E39FOP=[YR=2006] E14N11W14S11$N11 E14S11E48N82$CAN=[YR=2006] 1200$ PTR=E15S8 UAT=[YR=2006] D34 R3 E16 R3 U34 W22$N8W15$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	25	MOD METAL 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		92 100
Frame	03	MASONRY 100
Story Height		21 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

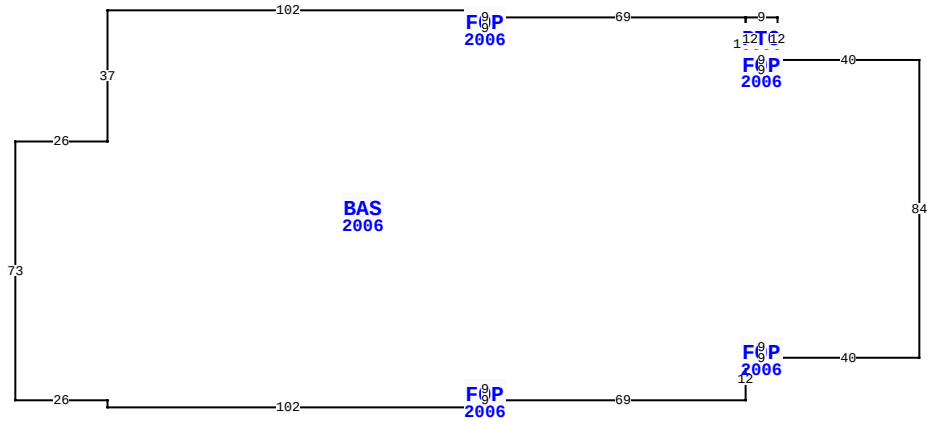
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	25,754	100	25,754	6,179,075
CAN	7,100	30	2,130	511,044
FOP	27	30	8	1,919
FOP	27	30	8	1,919
FOP	27	30	8	1,919
FOP	27	30	8	1,919
PTO	108	5	5	1,200
TOTALS	33,070		27,921	6,698,997

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	27,921	128.4681	260.79	7,281,518	2006	2006	0	0	0	8.00	92.00

13 SCHOOL – 0% - 0 Heated Area: 25754 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40PTO=[YR=2006] N12W9S12E9$ FOP=[YR=2006] W9S3E9N3$S3W9N15W69 FOP=[YR=2006] W9S3E9N3$S3W9N5W102S37 W26S73E26S2E102 N2FOP=[YR=2006] E9N3 W9S3$N3E9S3 E69N12FOP=[YR=2006] E9N3 W9S3$N3E9S3E40N84$CAN=[YR=2006] 7100 $.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

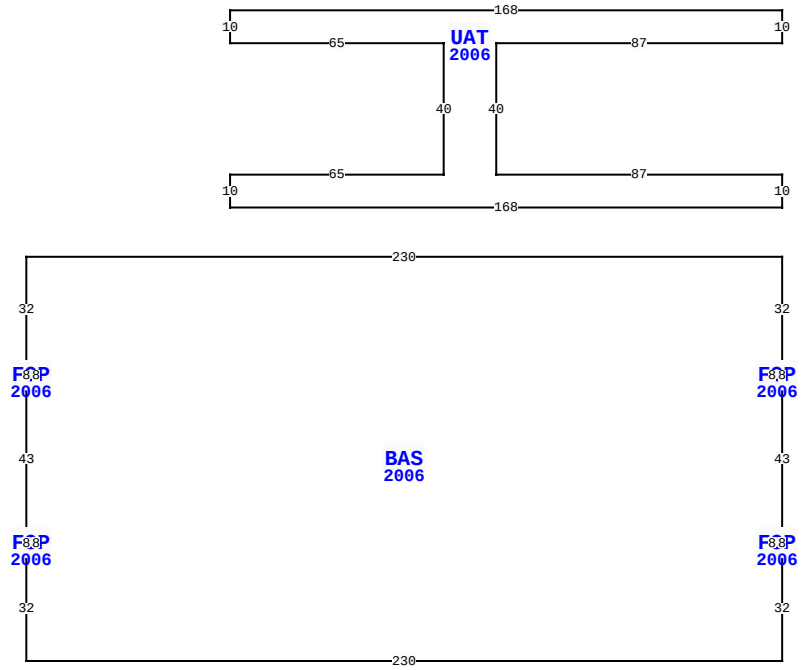
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		41 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		26 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	28,194	100	28,194	5,351,584
CAN	3,000	30	900	170,832
FOP	24	30	7	1,329
FOP	24	30	7	1,329
FOP	24	30	7	1,329
FOP	24	30	7	1,329
UAT	4,000	10	400	75,925
TOTALS	35,290		29,522	5,603,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	29,522	103.4341	209.97	6,198,734	2006	2006	0	0	0	9.60	90.40

14 SCHOOL – 0% - 0 Heated Area: 28594 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W230S32FOP=[YR=2006] S8E3 N8 W3$E3S8W3S43FOP=[YR=2006] S8E3 N8W3$ E3S8W3S32E230N32 FOP=[YR=2006] N8W3 S8E3$W3N8E3N43 FOP=[YR=2006] N8W3S8 E3$W3N8E3N32$CAN=[YR=2006] 3000$PTR= N15 UAT=[YR=2006] N10W87N40E87 N10 W168S10E65S40W65S10E168$ S15$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

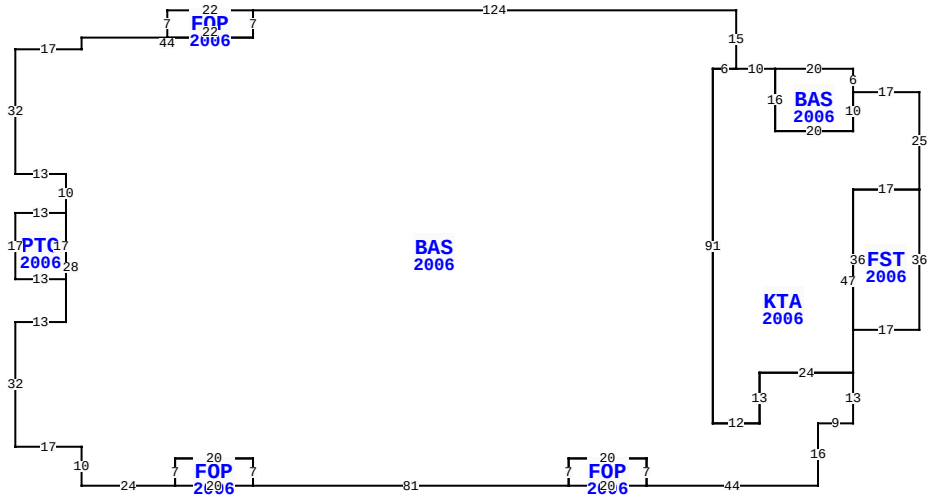
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		69 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	320	70,671
BAS	21,250	100	21,250	4,693,003
CAN	5,700	30	1,710	377,649
FOP	140	30	42	9,276
FOP	140	30	42	9,276
FOP	154	30	46	10,159
FST	612	50	306	67,579
KTA	3,069	110	3,376	745,580
PTO	221	5	11	2,429
TOTALS	31,606		27,103	5,985,622

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	27,103	120.3464	244.30	6,621,263	2006	2006	0	0	0	9.60	90.40

15 SCHOOL – 0% - 0 Heated Area: 24639 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

KTA=[YR=2006] W17BAS=[YR=2006] N6W20S16E20
N10$S10W20N16W10BAS=[YR=2006] N15 W124FOP=[YR=2006]
W22S7E22N7$S7W44S3 W17S32E13S10PTO=[YR=2006] W13S17E13
N17$S28W13S32E17S10E24FOP=[YR=2006] E20
N7W20S7$N7E20S7E81FOP=[YR=2006] E20
N7W20S7$N7E20S7E44N16E9N13 W24 S13W12N91E6$W6S91E12N13E24 N47
E17FST=[YR=2006] W17S36E17N36$ N25$ CAN=[YR=2006] 5700$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

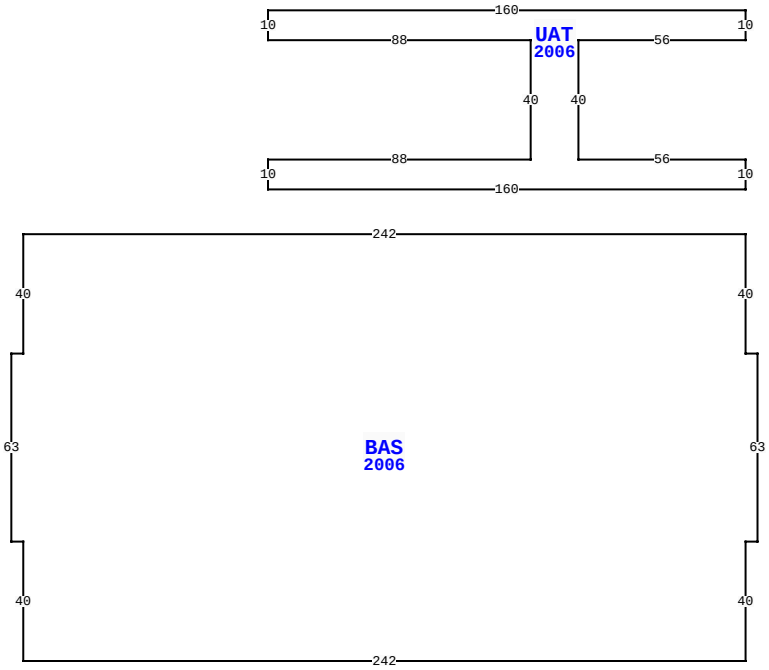
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		83 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		38 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	35,110	100	35,110	6,479,607
CAN	3,350	30	1,005	185,475
UAT	3,840	10	384	70,868
TOTALS	42,300		36,499	6,735,949

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	36,499	100.5666	204.15	7,451,271	2006	2006	0	0	0	9.60	90.40

16 SCHOOL – 0% - 0 Heated Area: 35494 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W242S40W4S63E4S40E242 N40E4N63W4N40$ PTR=N15
UAT=[YR=2006] N10W56N40E56N10W160S10 E88S40W88S10E160$ S15$
CAN=[YR=2006] 3350$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

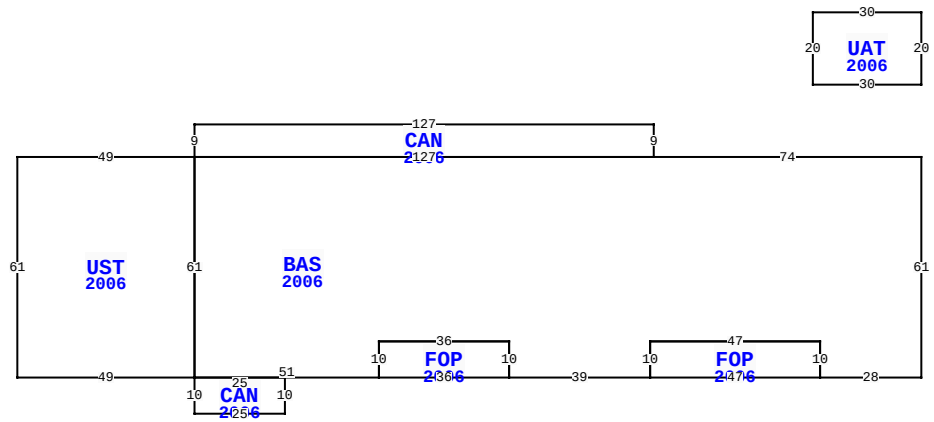
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 90
Interior Floo	07	CORK/VTILE 10
Ceiling	04	NONE 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,431	100	11,431	1,877,514
CAN	250	30	75	12,319
CAN	1,143	30	343	56,337
CAN	2,350	30	705	115,795
FOP	360	30	108	17,739
FOP	470	30	141	23,159
UAT	600	10	60	9,855
UST	2,989	40	1,196	196,440
TOTALS	19,593		14,059	2,309,157

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	14,059	87.9475	178.53	2,509,953	2006	2006	0	0	0	8.00	92.00

17 SCHOOL – 0% - 0 Heated Area: 11491 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W74CAN=[YR=2006] N9W127S9
E127$W127UST=[YR=2006] W49S61E49N61$ S61CAN=[YR=2006]
S10E25N10W25$E51 FOP=[YR=2006] E36N10W36S10$N10E36S10
E39FOP=[YR=2006] E47N10W47S10$N10E47 S10E28N61$CAN=[YR=2006]
2350$ PTR= N20 UAT=[YR=2006] N20W30S20E30$ S20$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

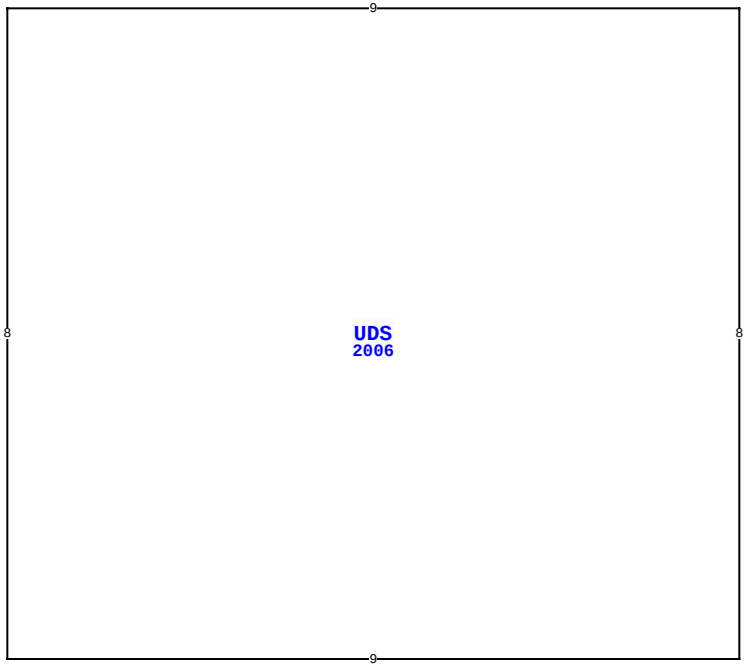
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
UDS	72	30	22	2,840
TOTALS	72		22	2,840

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	22	69.1268	140.33	3,087	2006	2006	0	0	0	8.00	92.00

18 SCHOOL – 0% - 0 Heated Area: 0 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

85439 MINER RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

UDS=[YR=2006] W9S8E9N8$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		18 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

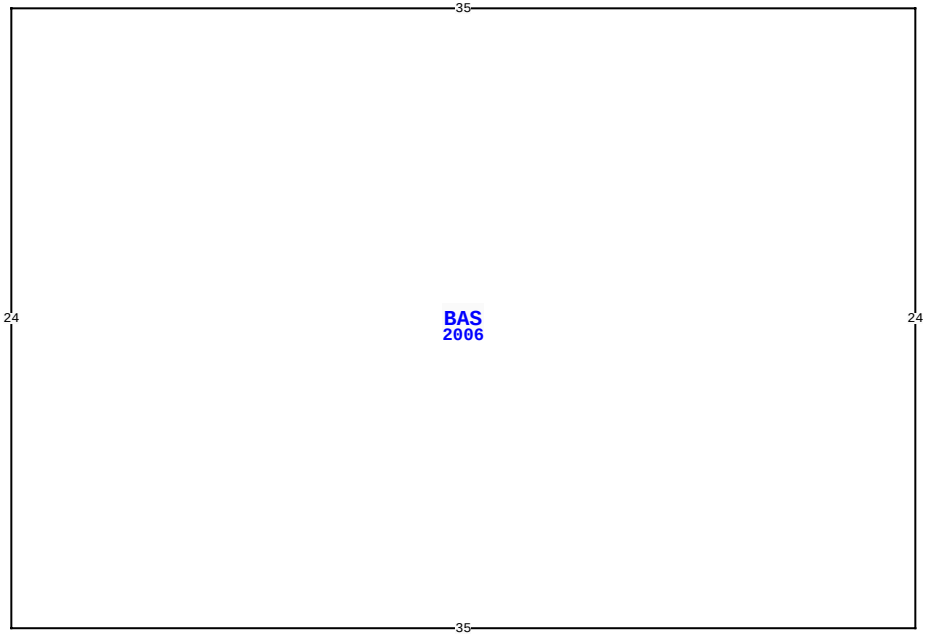
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	127,234
TOTALS	840		840	127,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	840	88.8300	180.32	151,469	1974	1990	0	0	0	16.00	84.00

19 SCHOOL – 0% - 0 Heated Area: 840 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W35S24E35N24$.

EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 06/28/2018 BY SBX Total Acres: 100.00 Total Land Value: 4,000,000 Market: 0 Agricultural: 0 Common: 4,000,000 PRINTED 08/02/2023 BY SYS

IN OR 971/318
ESMT OR 1385/1387
ESMT OR 1719/643

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		27 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

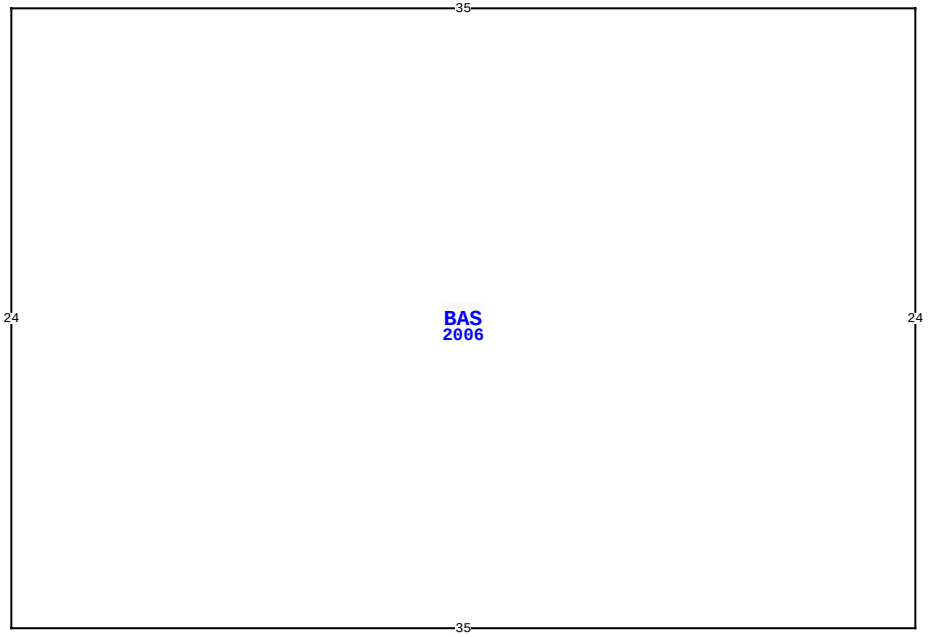
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	127,234
TOTALS	840		840	127,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	840	88.8300	180.32	151,469	1974	1990	0	0	0	16.00	84.00

20 SCHOOL – 0% - 0 Heated Area: 840 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		61,979,429
TOTAL MARKET OB/XF VALUE		2,802,915
TOTAL LAND VALUE - MARKET		4,000,000
TOTAL MARKET VALUE		68,782,344
SOH/AGL Deduction		26,037,759
ASSESSED VALUE		42,744,585
TOTAL EXEMPTION VALUE	01	42,744,585
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		68,782,344
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		49,382,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W35S24E35N24$.

EXTRA FEATURES

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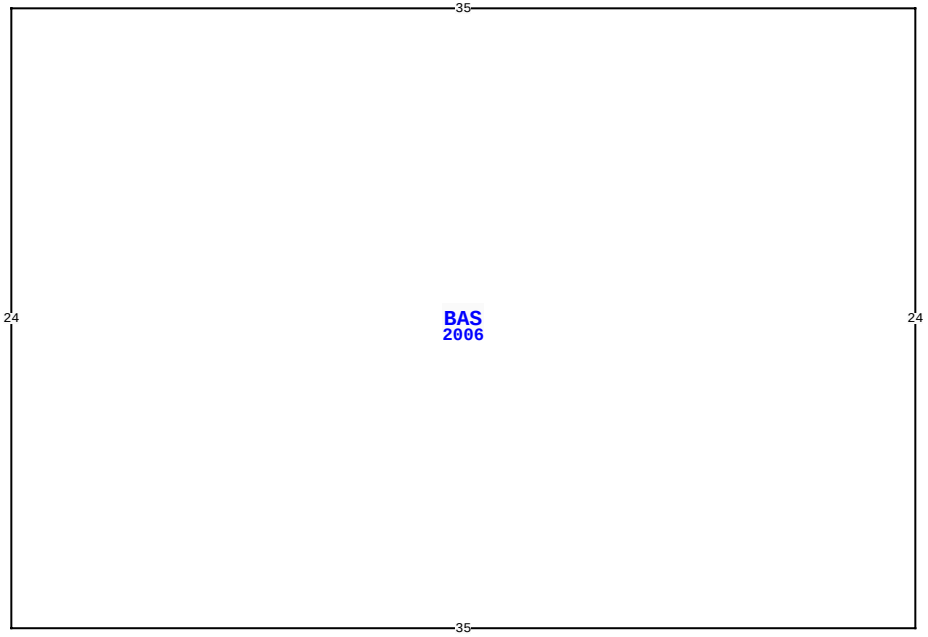

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