LOTS 16,17,18 & PT LOT 19 &
PT JOHN LOW GRANTS SEC
42-2N-27E & SEC 51-3N-27E IN

THE SCHOOL DISTRICT OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

42-2N-27-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8600	COUNTY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		13,793
TOTAL LAND VALUE - MARKET		2,599,088
TOTAL MARKET VALUE		2,612,881
SOH/AGL Deduction		0
ASSESSED VALUE		2,612,881
TOTAL EXEMPTION VALUE	01	2,612,881
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,612,881
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,607,573

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2564/1205	5/19/2022	WD	U	V	18	3,750,000
GRANTOR: PROGRESS NORTH FLORID						
GRANTEE: THE SCHOOL DISTRICT						
2462/0180	5/17/2021	WD	Q	I	05	1,400,000
GRANTOR: GIBSONS HOME STORE OF						
GRANTEE: PROGRESS NORTH FLOR						

1834 EAST SR 200, YULEE

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

BUILDING NOTES

BUILDING DIMENSIONS

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
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2002	2002	3	100	6,000	
3	0812	CONCRETE C	0	0	0	0	2,241.00	SF	4.00	4.00	100	1954	1954	3	20	1,793	

LAND DESCRIPTION

TOTAL OB/XF 13,793

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	008600	C	COUNTY	0		CG	0.00	0.00	407,700.00	SF		1.00	1.00	0.85	7.50	6.38	2,599,088							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 2,599,088 Market: 0 Agricultural: 0 Common: 2,599,088 PRINTED 08/02/2023 BY SYS