

**NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

50-3N-27-0000-0001-0030

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 5 of 9																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	15	CONC BLOCK 80								7201	04	8,936	77.4220	157.17	1,404,471	1986	1986		0	0	18.00	82.00	VALUATION BY																																				
Exterior Wall	17	CB STUCCO 20								5 SCHOOL - 0% - 0										Heated Area: 8480										HX Base Yr										STANDARD																			
Roof Structure	09	RIDGE FRME 100																												Tax Group: 4										Tax Dist:																			
Roof Cover	02	ROLL COMP 100																												BUILDING MARKET VALUE										12,324,161																			
Interior Wall	01	MINIMUM 100																												TOTAL MARKET OB/XF VALUE										278,118																			
Interior Floor	14	CARPET 70																												TOTAL LAND VALUE - MARKET										1,764,800																			
Interior Floor	07	CORK/VTILE 30																												TOTAL MARKET VALUE										14,367,079																			
Ceiling	01	FIN.SUSPD 100																												SOH/AGL Deduction										3,026,896																			
Air Condition	03	CENTRAL 100																												ASSESSED VALUE										11,340,183																			
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE										01										11,340,183									
Fixtures	04	7 100																												BASE TAXABLE VALUE										0																			
Frame	03	MASONRY 100																												TOTAL JUST VALUE										14,367,079																			
Story Height		11 100																												NCON VALUE										0																			
RMS		8 100																												INCOME VALUE																													
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE										10,309,257																			
Units		0 100																																																									
BUD8 Adjustme	04	DIST 01 100																																																									
Occupancy	00	NONE 100																																																									
Quality	03	Quality Level 03																																																									
DOR CODE	8300PUBLIC 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	8,480	100	8,480	1,092,898																																																							
CAN	1,520	30	456	58,769																																																							
TOTALS					10,000		8,936	1,151,666																																																			
EXTRA FEATURES					900 GOODBREAD DR, YULEE																																																						
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																																											
42	0810	CONCRETE A	0	0	20	3		60.00	SF 6.50		6.50	100	1986	1986	3	52	203																																										
43	0810	CONCRETE A	0	0	0	0		424.00	SF 6.50		6.50	100	1986	1986	3	52	1,433																																										
44	0505	FLAGPOLE A	0	0	0	0		30.00	LF 50.00		50.00	100	2000	2000	3	20	300																																										
45	0810	CONCRETE A	0	0	29	5		145.00	SF 6.50		6.50	100	1986	1986	3	52	490																																										
46	0810	CONCRETE A	0	0	0	0		156.00	SF 6.50		6.50	100	2000	2000	3	80	811																																										
47	0462	ST/AL FNC	0	0	32	6		192.00	SF 10.00		10.00	100	1986	1986	3	20	384																																										
48	0464	FNC GT 10'	0	0	0	0		2.00	UT 437.50		437.50	100	1986	1986	3	24	210																																										
49	0810	CONCRETE A	0	0	25	6		150.00	SF 6.50		6.50	100	1986	1986	3	52	507																																										
50	0978	SECURTY LT	0	0	0	0		1.00	UT 450.00		450.00	100	1986	1986	3	25	113																																										
51	1123	CB 8"	0	0	49	8		392.00	SF 6.15		6.15	100	1986	1986	3	52	1,254																																										
LAND DESCRIPTION					TOTAL OB/XF										5,705																																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																																			

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