LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4720-0002-0000

BUILDING CHARACTERISTICS

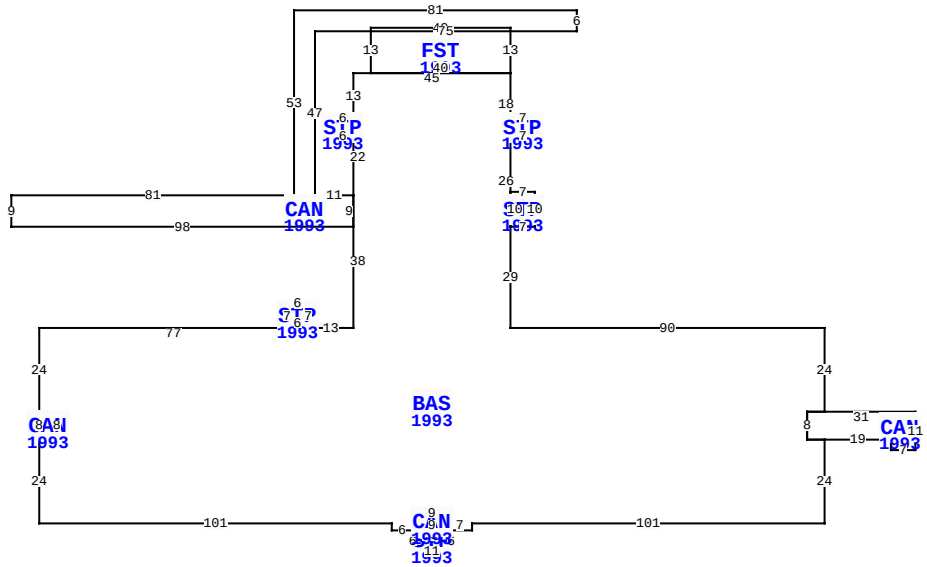
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		23 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	15,806	100	15,806	1,547,268
CAN	40	30	12	1,175
CAN	45	30	14	1,371
CAN	269	30	81	7,929
CAN	1,650	30	495	48,456
FST	520	50	260	25,452
STP	30	10	3	294
STP	35	10	4	392
STP	42	10	4	392
STP	66	10	7	685
TOTALS	18,573		16,693	1,634,098

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	16,693	89.3000	181.28	3,026,107	1950	1950	0	0	0	46.00	54.00

1 SCHOOL - 0% - 0 Heated Area: 15806 HX Base Yr



** This building has 11 Sub-Areas

850935 US HWY 17, YULEE

BLD DATE	10/27/2016 KK	LGL DATE	
XF DATE		LAND DATE	04/03/2023 DCA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 10 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,811,396
TOTAL MARKET OB/XF VALUE		130,172
TOTAL LAND VALUE - MARKET		1,012,450
TOTAL MARKET VALUE		8,954,018
SOH/AGL Deduction		3,009,817
ASSESSED VALUE		5,944,201
TOTAL EXEMPTION VALUE	01	5,944,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,954,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,366,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0671/1224	10/30/1992	TD	U	I	03	0

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W90 N29 STP=[YR=1993] E7 N10 W7 S10$ N26 STP=[YR=1993] E7 N5 W7 S5$ N18 FST=[YR=1993] N13 W40 S13 E40$ W45 S13 STP=[YR=1993] W6 S5 E6 N5$ S22 CAN=[YR=1993] W11 N47 E75 N6 W81 S53 W81 S9 E98 N9$ S38 W13 STP=[YR=1993] N7 W6 S7 E6$ W77 S24 CAN=[YR=1993] S8 E5 N8 W5$ E5 S8 W5 S24 E101 S2 E6 STP=[YR=1993] S6 E11 N6 W1 CAN=[YR=1993] N5 W9 S5 E9$ W10$ E1 N5 E9 S5 E7 N2 E101 N24 CAN=[YR=1993] E19 S3 E7 N11 W31 S8 E5$ W5 N8 E5 N24 $.

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	0430	CL FNC 6B	0	0	0	0	3,320.00	LF	9.70	9.70	100	1992	1992	3	30	9,661	
2	0424	CL FNC 6'	0	0	0	0	1,464.00	LF	20.00	20.00	100	1996	1996	3	42	12,298	
3	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	100	1992	1992	3	30	540	
4	0464	FNC GT 10'	0	0	0	0	6.00	UT	350.00	350.00	100	1992	1992	3	30	630	
6	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1950	1950	3	20	160	
8	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1975	1975	3	20	1,012	
18	0402	CONC BUMPE	0	0	0	0	32.00	UT	25.00	25.00	100	1986	1986	3	62	496	
21	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1950	1950	3	20	384	
31	0964	HALON SYST	0	0	12	4	48.00	SF	50.00	50.00	100	1992	1992	3	66	1,584	
33	0812	CONCRETE C	0	0	0	0	2,529.00	SF	4.00	4.00	100	1970	1970	3	22	2,226	

TOTAL OB/XF 28,991

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		CG	0.00	0.00	40,950.00	SF		1.00	1.00	1.00	3.00	3.00	122,850							
2	000000	C	VAC RES	0		OR	0.00	0.00	11.12	AC		1.00	1.00	1.00	80,000.00	80,000.00	889,600							

REVIEW DATE 01/06/2023 BY HSA Total Acres: 11.12 Total Land Value: 1,012,450 Market: 0 Agricultural: 0 Common: 1,012,450 PRINTED 08/02/2023 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4720-0002-0000

BUILDING CHARACTERISTICS

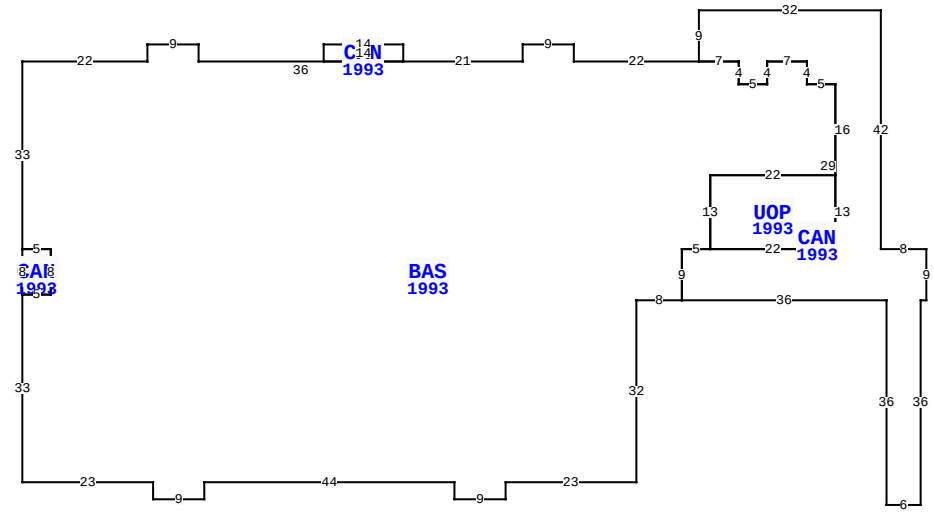
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	06	STEAM 100
Fixtures		39 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		20 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	9,247	100	9,247	1,194,216
CAN	40	30	12	1,550
CAN	42	30	13	1,679
CAN	1,481	30	444	57,341
UOP	286	20	57	7,362
TOTALS	11,096		9,773	1,262,147

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	9,773	100.1880	203.38	1,987,633	1969	1969	0	0	0	36.50	63.50

3 SCHOOL – 0% - 0 Heated Area: 9247 HX Base Yr



BLD DATE	10/27/2016 KK	LGL DATE	
XF DATE		LAND DATE	04/03/2023 DCA
INC DATE		AG DATE	

850935 US HWY 17, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,811,396
TOTAL MARKET OB/XF VALUE		130,172
TOTAL LAND VALUE - MARKET		1,012,450
TOTAL MARKET VALUE		8,954,018
SOH/AGL Deduction		3,009,817
ASSESSED VALUE		5,944,201
TOTAL EXEMPTION VALUE	01	5,944,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,954,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,366,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0671/1224	10/30/1992	TD	U	I	03	0

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W8 N42 W32 S9 BAS=[YR=1993] W22 N3 W9 S3 W21 CAN=[YR=1993] N3 W14 S3 E14$ W36 N3 W9 S3 W22 S33 CAN=[YR=1993] S8 E5 N8 W5$ E5 S8 W5 S33 E23 S3 E9 N3 E44 S3 E9 N3 E23 N32 E8 N9 E5 UOP=[YR=1993] N13 E22 S13 W22$ E22 N29 W5 N4 W7 S4 W5 N4 W7$ E7 S4 E5 N4 E7 S4 E5 S16 W22 S13 W5 S9 E36 S36 E6 N36 E1 N9 $.

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
34	0810	CONCRETE A	0	0	15	12	180.00	SF	6.50	6.50	100	1960	1960	3	20	234	
35	0810	CONCRETE A	0	0	0	0	352.00	SF	6.50	6.50	100	1969	1969	3	21	480	
36	0811	CONCRETE B	0	0	71	9	639.00	SF	5.20	5.20	100	1969	1969	3	21	698	
37	0803	ASPHALT C	0	0	0	0	32,031.00	SF	2.00	2.00	100	1980	1980	3	50	32,031	
38	0810	CONCRETE A	0	0	0	0	148.00	SF	6.50	6.50	100	1970	1970	3	22	212	
39	0424	CL FNC 6'	0	0	0	0	91.00	LF	20.00	20.00	100	1990	1990	3	28	510	
40	0811	CONCRETE B	0	0	0	0	636.00	SF	5.20	5.20	100	1970	1970	3	22	728	
41	0811	CONCRETE B	0	0	0	0	842.00	SF	5.20	5.20	100	1970	1970	3	22	963	
42	0811	CONCRETE B	0	0	115	6	690.00	SF	5.20	5.20	100	1970	1970	3	22	789	
43	0424	CL FNC 6'	0	0	0	0	60.00	LF	20.00	20.00	100	1990	1990	3	28	336	

TOTAL OB/XF 36,981

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 01/06/2023 BY HSA Total Acres: 11.12 Total Land Value: 1,012,450 Market: 0 Agricultural: 0 Common: 1,012,450 PRINTED 08/02/2023 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4720-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

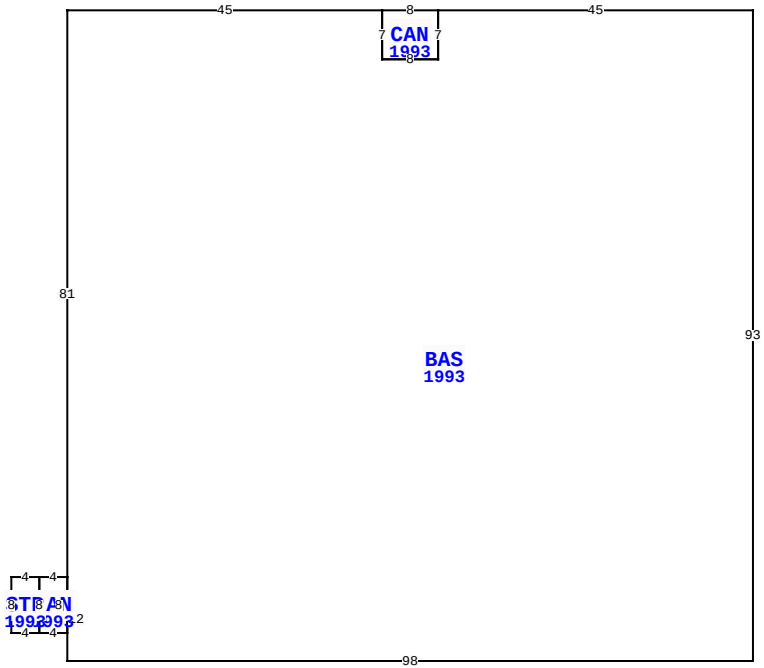
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	11	BOWSTRTRUS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	12	HARDWOOD 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		11 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	9,058	100	9,058	978,509
CAN	32	30	10	1,081
CAN	56	30	17	1,837
STP	32	10	3	324
TOTALS	9,178		9,088	981,749

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	9,088	98.5446	200.05	1,818,054	1950	1950	0	0	0	46.00	54.00

5 SCHOOL – 0% - 0 Heated Area: 9058 HX Base Yr



850935 US HWY 17, YULEE

BLD DATE	10/27/2016 KK	LGL DATE	
XF DATE		LAND DATE	04/03/2023 DCA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,811,396
TOTAL MARKET OB/XF VALUE		130,172
TOTAL LAND VALUE - MARKET		1,012,450
TOTAL MARKET VALUE		8,954,018
SOH/AGL Deduction		3,009,817
ASSESSED VALUE		5,944,201
TOTAL EXEMPTION VALUE	01	5,944,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,954,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,366,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0671/1224	10/30/1992	TD	U	I	03	0

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 CAN=[YR=1993] W8 S7 E8 N7$ S7 W8 N7 W45 S81 CAN=[YR=1993] W4 STP=[YR=1993] W4 S8 E4 N8$ S8 E4 N8$ S12 E98 N93$.

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
44	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1990	1990	3	28	168	
45	0810	CONCRETE A	0	0	18	16	288.00	SF	6.50	6.50	100	1992	1992	3	66	1,236	
46	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	1992	1992	3	30	263	
47	0424	CL FNC 6'	0	0	0	0	27.00	LF	20.00	20.00	100	1992	1992	3	30	162	
48	0810	CONCRETE A	0	0	0	0	482.00	SF	6.50	6.50	100	1990	1990	3	62	1,942	
49	0424	CL FNC 6'	0	0	0	0	114.00	LF	20.00	20.00	100	2000	2000	3	55	1,254	
50	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	55	330	
51	0812	CONCRETE C	0	0	0	0	1,261.00	SF	4.00	4.00	100	1997	1997	3	75	3,783	
52	0810	CONCRETE A	0	0	0	0	280.00	SF	6.50	6.50	100	1997	1997	3	75	1,365	
53	0430	CL FNC 6B	0	0	0	0	48.00	LF	9.70	9.70	100	1997	1997	3	45	210	

TOTAL OB/XF 10,713

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 01/06/2023 BY HSA Total Acres: 11.12 Total Land Value: 1,012,450 Market: 0 Agricultural: 0 Common: 1,012,450 PRINTED 08/02/2023 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4720-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

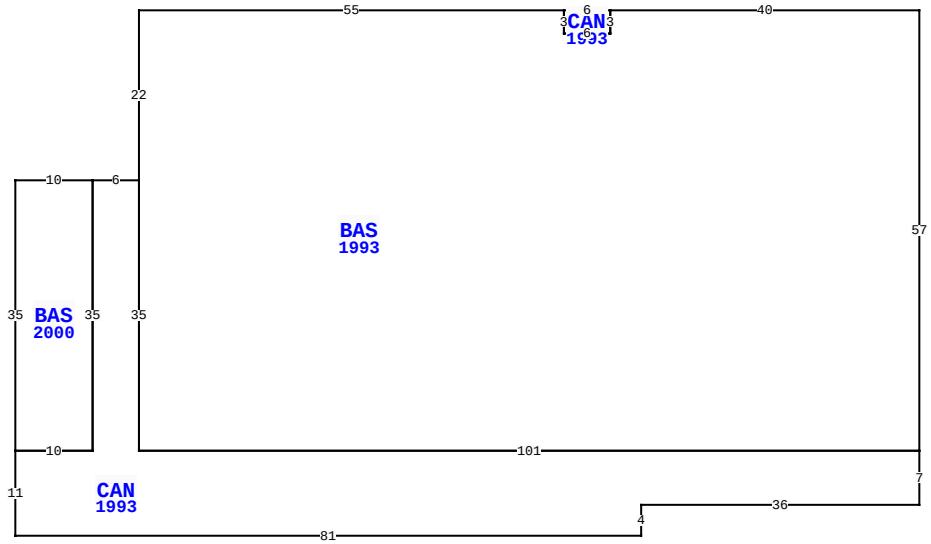
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,739	100	5,739	752,021
BAS	350	100	350	45,863
CAN	18	30	5	655
CAN	1,353	30	406	53,201
TOTALS	7,460		6,500	851,740

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	6,500	108.4892	220.23	1,431,495	1950	1961	0	0	0	40.50	59.50

6 SCHOOL – 0% - 0 Heated Area: 6089 HX Base Yr



850935 US HWY 17, YULEE

BLD DATE	10/27/2016	KK	LGL DATE		
XF DATE			LAND DATE	04/03/2023	DCA
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,811,396
TOTAL MARKET OB/XF VALUE		130,172
TOTAL LAND VALUE - MARKET		1,012,450
TOTAL MARKET VALUE		8,954,018
SOH/AGL Deduction		3,009,817
ASSESSED VALUE		5,944,201
TOTAL EXEMPTION VALUE	01	5,944,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,954,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,366,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0671/1224	10/30/1992	TD	U	I	03	0

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 CAN=[YR=1993] W6 S3 E6 N3$ S3 W6 N3 W55 S22 CAN=[YR=1993] W6 BAS=[YR=2000] W10 S35 E10 N35$ S35 W10 S11 E81 N4 E36 N7 W101 N35$ S35 E101 N57$.

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
54	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	45	135	
55	0430	CL FNC 6B	0	0	0	0	47.00	LF	9.70	9.70	100	1997	1997	3	45	205	
56	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	45	135	
57	0812	CONCRETE C	0	0	0	0	1,502.00	SF	4.00	4.00	100	1992	1992	3	66	3,965	
58	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1992	1992	3	20	160	
59	0812	CONCRETE C	0	0	0	0	6,744.00	SF	4.00	4.00	100	1992	1992	3	66	17,804	
60	0424	CL FNC 6'	0	0	0	0	59.00	LF	20.00	20.00	100	1992	1992	3	30	354	
61	0423	CL FNC 5'	0	0	0	0	242.00	LF	6.85	6.85	100	1992	1992	3	30	497	
62	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1992	1992	3	30	270	
63	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1992	1992	3	32	498	

TOTAL OB/XF 24,023

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 01/06/2023 BY HSA Total Acres: 11.12 Total Land Value: 1,012,450 Market: 0 Agricultural: 0 Common: 1,012,450 PRINTED 08/02/2023 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4720-0002-0000

BUILDING CHARACTERISTICS

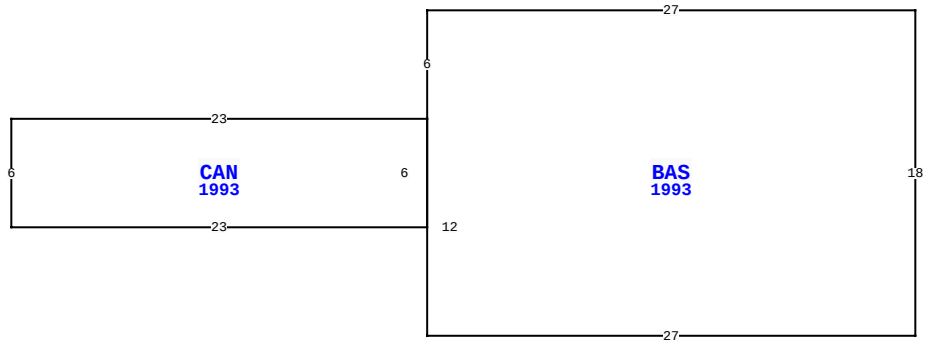
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	486	100	486	47,955
CAN	138	30	41	4,046
TOTALS	624		527	52,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	527	76.5450	155.39	81,891	1950	1950	0	0	0	36.50	63.50

8 SCHOOL – 0% - 0 Heated Area: 486 HX Base Yr



850935 US HWY 17, YULEE

BLD DATE	10/27/2016 KK	LGL DATE	
XF DATE		LAND DATE	04/03/2023 DCA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 10 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,811,396
TOTAL MARKET OB/XF VALUE		130,172
TOTAL LAND VALUE - MARKET		1,012,450
TOTAL MARKET VALUE		8,954,018
SOH/AGL Deduction		3,009,817
ASSESSED VALUE		5,944,201
TOTAL EXEMPTION VALUE	01	5,944,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,954,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,366,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0671/1224	10/30/1992	TD	U	I	03	0

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 S6 CAN=[YR=1993] W23 S6 E23 N6$ S12 E27 N18$.

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
64	1127	BRICK 8"	0	0	0	0	180.00	SF	11.00	11.00	100	1992	1992	3	89	1,762	
65	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1992	1992	3	100	200	
66	0424	CL FNC 6'	0	0	0	0	39.00	LF	20.00	20.00	100	1992	1992	3	30	234	
67	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1992	1992	3	30	90	
68	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	2000	2000	3	55	963	
69	0803	ASPHALT C	0	0	0	0	16,808.00	SF	2.00	2.00	100	1980	1980	3	50	16,808	
70	0811	CONCRETE B	0	0	0	0	847.00	SF	5.20	5.20	100	1990	1990	3	62	2,731	
71	0422	CL FNC 4'	0	0	0	0	194.00	LF	15.00	15.00	100	2000	2000	3	55	1,601	
72	0811	CONCRETE B	0	0	0	0	946.00	SF	5.20	5.20	100	2000	2000	3	80	3,935	
73	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2000	2000	3	55	660	

TOTAL OB/XF 28,984

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 01/06/2023 BY HSA Total Acres: 11.12 Total Land Value: 1,012,450 Market: 0 Agricultural: 0 Common: 1,012,450 PRINTED 08/02/2023 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4720-0002-0000

BUILDING CHARACTERISTICS

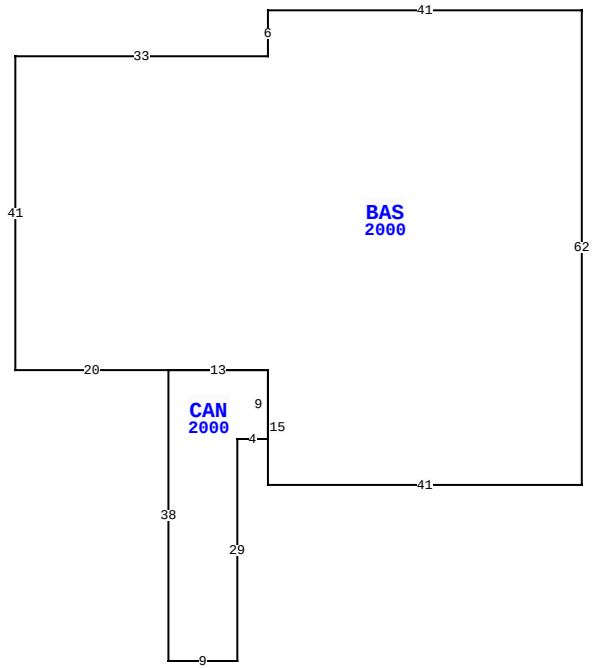
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		12 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		6 100
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	3,895	100	3,895	582,207
CAN	378	30	113	16,891
TOTALS	4,273		4,008	599,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,008	93.5034	189.81	760,758	1997	1997	0	0	0	21.25	78.75

9 SCHOOL – 0% - 0 Heated Area: 3895 HX Base Yr



850935 US HWY 17, YULEE

BLD DATE	10/27/2016	KK	LGL DATE	
XF DATE			LAND DATE	04/03/2023 DCA
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 6 of 10 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,811,396
TOTAL MARKET OB/XF VALUE		130,172
TOTAL LAND VALUE - MARKET		1,012,450
TOTAL MARKET VALUE		8,954,018
SOH/AGL Deduction		3,009,817
ASSESSED VALUE		5,944,201
TOTAL EXEMPTION VALUE	01	5,944,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,954,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,366,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0671/1224	10/30/1992	TD	U	I	03	0

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W41 S6 W33 S41 E20 CAN=[YR=2000] S38 E9 N29 E4 N9 W13$ E13 S15 E41 N62$.

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
74	1242	WD DECK A	0	0	0	0	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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 01/06/2023 BY HSA Total Acres: 11.12 Total Land Value: 1,012,450 Market: 0 Agricultural: 0 Common: 1,012,450 PRINTED 08/02/2023 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4720-0002-0000

BUILDING CHARACTERISTICS

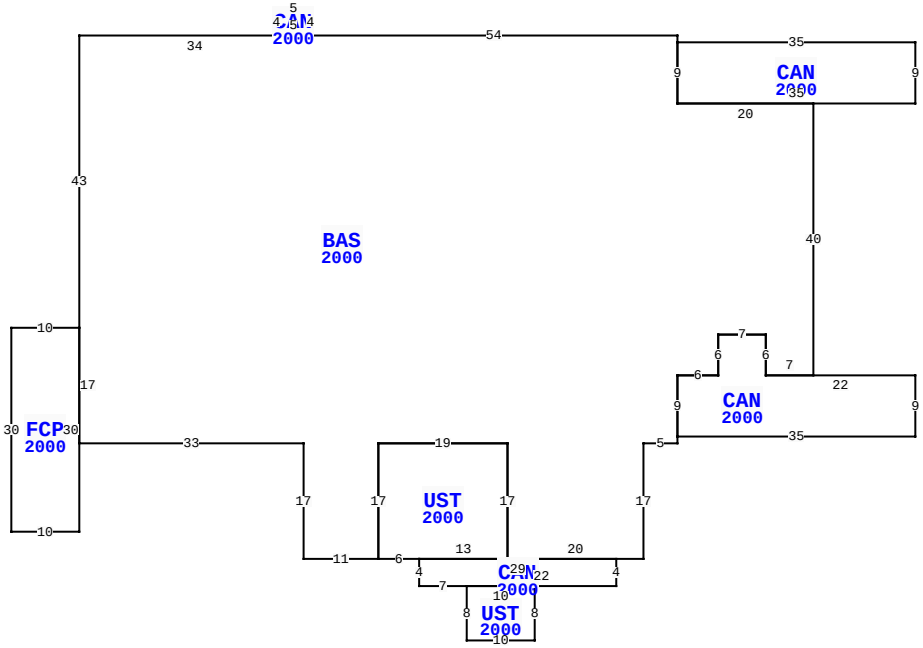
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		26 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		12 100
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	6,565	100	6,565	1,039,010
CAN	20	30	6	950
CAN	116	30	35	5,540
CAN	315	30	94	14,877
CAN	357	30	107	16,934
FCP	300	30	90	14,244
UST	80	40	32	5,065
UST	323	40	129	20,417
TOTALS	8,076		7,058	1,117,034

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,058	103.9500	211.02	1,489,379	1992	1992	0	0	0	25.00	75.00

10 SCHOOL – 0% - 0 Heated Area: 6565 HX Base Yr



850935 US HWY 17, YULEE

BLD DATE	10/27/2016 KK	LGL DATE	
XF DATE		LAND DATE	04/03/2023 DCA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 7 of 10 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,811,396
TOTAL MARKET OB/XF VALUE		130,172
TOTAL LAND VALUE - MARKET		1,012,450
TOTAL MARKET VALUE		8,954,018
SOH/AGL Deduction		3,009,817
ASSESSED VALUE		5,944,201
TOTAL EXEMPTION VALUE	01	5,944,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,954,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,366,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0671/1224	10/30/1992	TD	U	I	03	0

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2000] W35 BAS=[YR=2000] N1 W54 CAN=[YR=2000] N4 W5 S4 E5$ W34 S43 FCP=[YR=2000] W10 S30 E10 N30$ S17 E33 S17 E11 UST=[YR=2000] E6 CAN=[YR=2000] S4 E7 UST=[YR=2000] S8 E10 N8 W10$ E22 N4 W29$ E13 N17 W19 S17$ N17 E19 S17 E20 N17 E5 N1 CAN=[YR=2000] E35 N9 W22 N6 W7 S6 W6 S9$ N9 E6 N6 E7 S6 E7 N40 W20 N9$ S9 E35 N9$.

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 01/06/2023 BY HSA Total Acres: 11.12 Total Land Value: 1,012,450 Market: 0 Agricultural: 0 Common: 1,012,450 PRINTED 08/02/2023 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4720-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

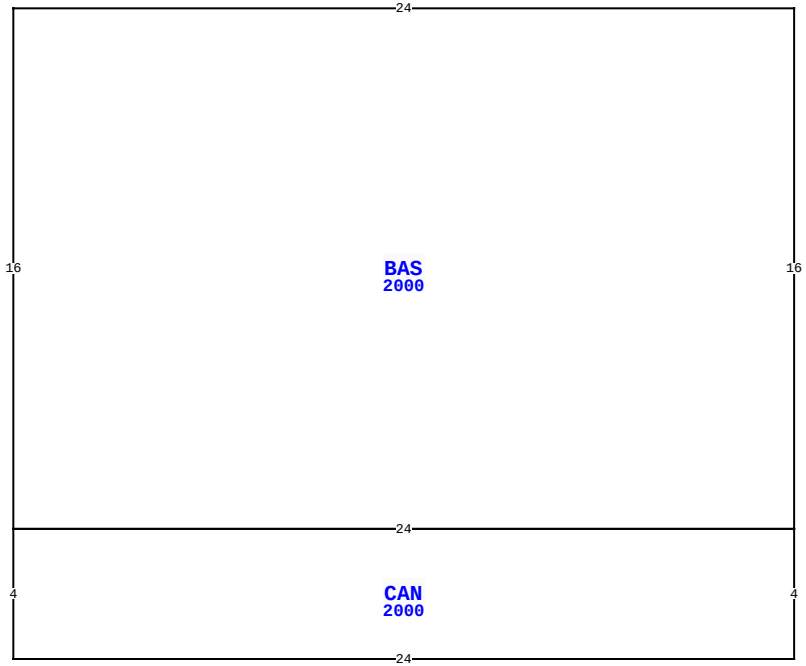
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	384	100	384	5,720
CAN	96	30	29	432
TOTALS	480		413	6,152

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	413	61.4250	29.79	12,303	1980	1980	0	0	0	50.00	50.00

15 GARAGE – 0% - 0 Heated Area: 384 HX Base Yr



850935 US HWY 17, YULEE

BLD DATE	10/27/2016 KK	LGL DATE	
XF DATE		LAND DATE	04/03/2023 DCA
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 8 of 10 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,811,396
TOTAL MARKET OB/XF VALUE		130,172
TOTAL LAND VALUE - MARKET		1,012,450
TOTAL MARKET VALUE		8,954,018
SOH/AGL Deduction		3,009,817
ASSESSED VALUE		5,944,201
TOTAL EXEMPTION VALUE	01	5,944,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,954,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,366,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0671/1224	10/30/1992	TD	U	I	03	0

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 S16 CAN=[YR=2000] S4 E24 N4 W24 $ E24 N16 $.

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 01/06/2023 BY HSA Total Acres: 11.12 Total Land Value: 1,012,450 Market: 0 Agricultural: 0 Common: 1,012,450 PRINTED 08/02/2023 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
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(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4720-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

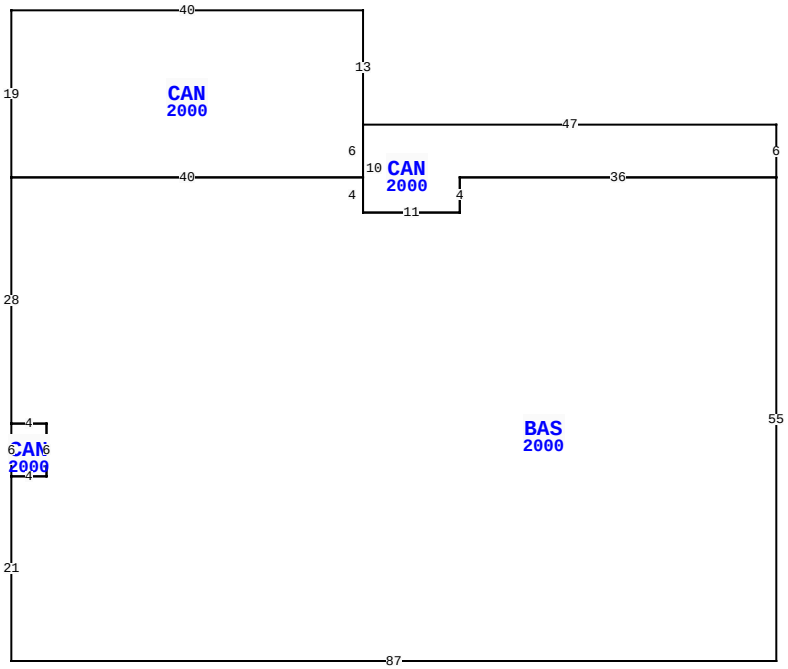
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		10 100
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	4,717	100	4,717	670,669
CAN	24	30	7	996
CAN	326	30	98	13,934
CAN	760	30	228	32,418
TOTALS	5,827		5,050	718,015

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	5,050	102.9996	209.09	1,055,904	1978	1978	0	0	0	32.00	68.00

16 SCHOOL – 0% - 0 Heated Area: 4717 HX Base Yr



BLD DATE	10/27/2016	KK	LGL DATE	
XF DATE			LAND DATE	04/03/2023 DCA
INC DATE			AG DATE	

850935 US HWY 17, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,811,396
TOTAL MARKET OB/XF VALUE		130,172
TOTAL LAND VALUE - MARKET		1,012,450
TOTAL MARKET VALUE		8,954,018
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ASSESSED VALUE		5,944,201
TOTAL EXEMPTION VALUE	01	5,944,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,954,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,366,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0671/1224	10/30/1992	TD	U	I	03	0

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2000] W47 CAN=[YR=2000] N13 W40 S19 BAS=[YR=2000] S28 CAN=[YR=2000] S6 E4 N6 W4 $ E4 S6 W4 S21 E87 N55 W36 S4 W11 N4 W40$ E40 N6$ S10 E11 N4 E36 N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 01/06/2023 BY HSA Total Acres: 11.12 Total Land Value: 1,012,450 Market: 0 Agricultural: 0 Common: 1,012,450 PRINTED 08/02/2023 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
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ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2023

50-3N-27-4720-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

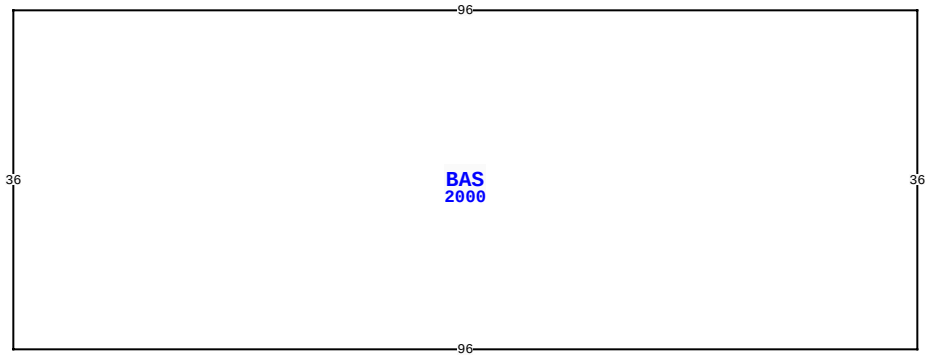
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		4 100
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	3,456	100	3,456	589,363
TOTALS	3,456		3,456	589,363

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	3,456	93.8600	190.54	658,506	2000	2000	0	0	0	10.50	89.50

27 SCHOOL – 0% - 0 Heated Area: 3456 HX Base Yr



BLD DATE	10/27/2016	KK	LGL DATE
XF DATE			LAND DATE 04/03/2023 DCA
INC DATE			AG DATE

850935 US HWY 17, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,811,396
TOTAL MARKET OB/XF VALUE		130,172
TOTAL LAND VALUE - MARKET		1,012,450
TOTAL MARKET VALUE		8,954,018
SOH/AGL Deduction		3,009,817
ASSESSED VALUE		5,944,201
TOTAL EXEMPTION VALUE	01	5,944,201
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		8,954,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,366,554

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0671/1224	10/30/1992	TD	U	I	03	0

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W96 S36 E96 N36$.

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 01/06/2023 BY HSA Total Acres: 11.12 Total Land Value: 1,012,450 Market: 0 Agricultural: 0 Common: 1,012,450 PRINTED 08/02/2023 BY SYS