

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

51-3N-27-0000-0055-0000

[illegible]

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1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																			
CONSTRUCTION										VALUATION SUMMARY										PAGE 5 of 15																																			
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																	
Exterior Wall	19	COMMON BRK 70								7201	04	2,170	85.5750	173.72	376,972	1975	1975		0	0	0	30.50	69.50	VALUATION BY																															
Exterior Wall	15	CONC BLOCK 30								5 SCHOOL - 0% - 0														Heated Area: 2145								HX Base Yr								STANDARD															
Roof Structur	09	RIDGE FRME 100																														Tax Group: 4								Tax Dist:															
Roof Cover	04	BUILT-UP 100																														BUILDING MARKET VALUE								18,472,557															
Interior Wall	01	MINIMUM 100																														TOTAL MARKET OB/XF VALUE								326,956															
Interior Floo	07	CORK/VTILE 100																														TOTAL LAND VALUE - MARKET								1,440,000															
Ceiling	01	FIN.SUSPD 100																														TOTAL MARKET VALUE								20,239,513															
Air Condition	03	CENTRAL 100																														SOH/AGL Deduction								3,647,550															
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								16,591,963															
Fixtures	1	100																														TOTAL EXEMPTION VALUE								01								16,591,963							
Frame	03	MASONRY 100																														BASE TAXABLE VALUE								0															
Story Height		12 100																														TOTAL JUST VALUE								20,239,513															
RMS		2 100																														NCON VALUE								0															
Stories	1.	1. 100																														INCOME VALUE																							
Units		0 100																														PREVIOUS YEAR MKT VALUE								15,083,603															
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	2,145	100	2,145	258,977																																																			
FOP	18	30	5	604																																																			
FOP	33	30	10	1,207																																																			
UOP	24	20	5	604																																																			
UOP	24	20	5	604																																																			
TOTALS		2,244	2,170	261,996																																																			
EXTRA FEATURES					86207 FELMOR RD, YULEE										BLD DATE		06/29/2017		KK		LGL DATE																																		
															XF DATE				LAND DATE																																				
															INC DATE				AG DATE																																				
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																																						
41	0425	CL FNC 8'	0	0	0	0	114.00	LF	10.65	10.65	100	1998	1998	3	48	583																																							
42	0425	CL FNC 8'	0	0	0	0	180.00	LF	10.65	10.65	100	1998	1998	3	48	920																																							
43	0423	CL FNC 5'	0	0	0	0	169.00	LF	6.85	6.85	100	2000	2000	3	55	637																																							
44	0811	CONCRETE B	0	0	0	0	882.00	SF	5.20	5.20	100	2000	2000	3	80	3,669																																							
45	0383	FREEZER	0	0	12	12	144.00	SF	105.00	105.00	100	1998	1998	3	44	6,653																																							
46	0811	CONCRETE B	0	0	0	0	887.00	SF	5.20	5.20	100	2000	2000	3	80	3,690																																							
47	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2000	2000	3	100	600																																							
48	0810	CONCRETE A	0	0	19	9	171.00	SF	6.50	6.50	100	2000	2000	3	80	889																																							
49	0424	CL FNC 6'	0	0	0	0	84.00	LF	20.00	20.00	100	2000	2000	3	55	924																																							
50	0810	CONCRETE A	0	0	0	0	125.00	SF	6.50	6.50	100	2000	2000	3	80	650																																							
LAND DESCRIPTION										TOTAL OB/XF										19,215																																			
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																															

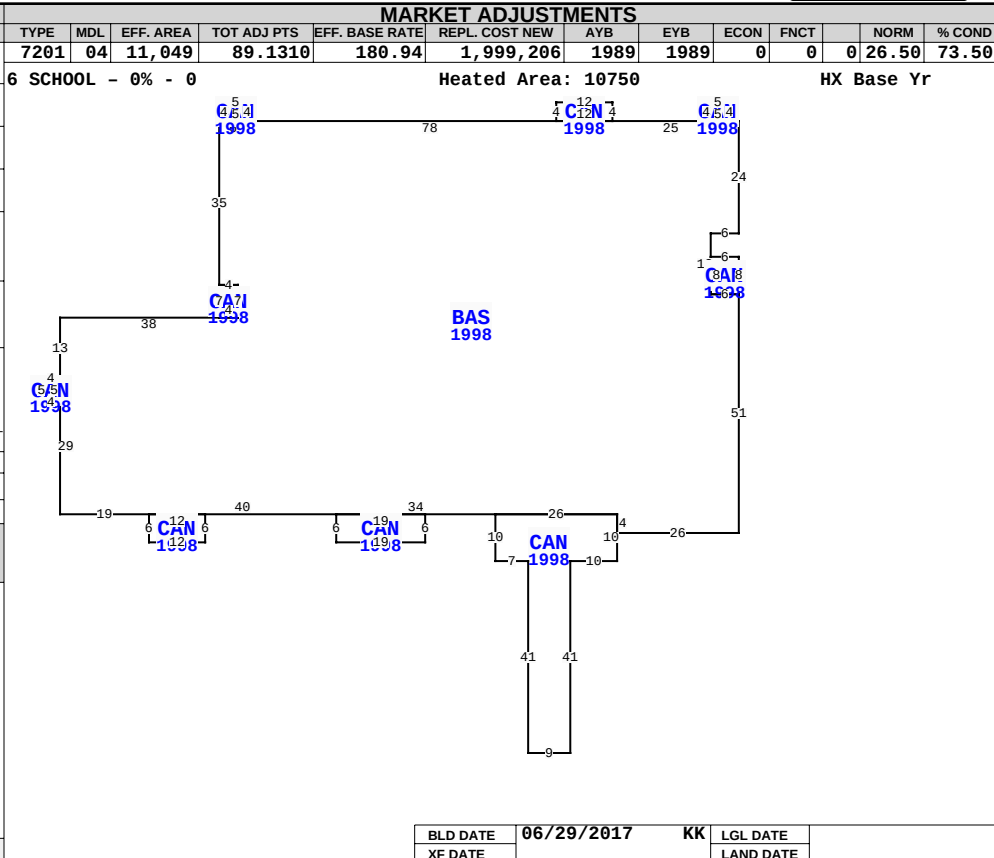


BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	13	100
Frame	03	MASONRY 100
Story Height	15	100
RMS	19	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	10,750	100	10,750	1,429,652
CAN	20	30	6	798
CAN	20	30	6	798
CAN	20	30	6	798
CAN	28	30	8	1,064
CAN	48	30	14	1,862
CAN	48	30	14	1,862
CAN	72	30	22	2,926
CAN	114	30	34	4,522
CAN	629	30	189	25,136
TOTALS	11,749		11,049	1,469,416

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
51	0810	CONCRETE A	0	0	10	6		6.50	6.50
52	0424	CL FNC 6'	0	0	0	0		20.00	20.00
53	0463	FENCE GATE	0	0	0	0		300.00	300.00
54	0812	CONCRETE C	0	0	47	25		4.00	4.00
55	0811	CONCRETE B	0	0	40	20		5.20	5.20
56	0810	CONCRETE A	0	0	30	5		6.50	6.50
57	0351	CARPORT MT	0	0	55	27		10.00	10.00
58	0351	CARPORT MT	0	0	106	8		10.00	10.00
59	0424	CL FNC 6'	0	0	0	0		20.00	20.00
60	0972	ST LGHT UN	0	0	0	0		2,530.00	2,530.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS



86207 FELMOR RD, YULEE				INC DATE				AG DATE		
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
60.00	SF	6.50	6.50	100	1997	1997	3	75	293	
48.00	LF	20.00	20.00	100	2010	2010	3	81	778	
2.00	UT	300.00	300.00	100	2010	2010	3	81	486	
1,175.00	SF	4.00	4.00	100	1998	1998	3	77	3,619	
800.00	SF	5.20	5.20	100	1998	1998	3	77	3,203	
150.00	SF	6.50	6.50	100	1998	1998	3	77	751	
1,485.00	SF	10.00	10.00	100	2005	2005	3	27	4,010	
848.00	SF	10.00	10.00	100	2017	2017	3	82	6,954	
188.00	LF	20.00	20.00	100	2005	2005	3	69	2,594	
8.00	UT	2,530.00	2,530.00	100	1997	1997	3	45	9,108	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 6 of 15 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		18,472,557	
TOTAL MARKET OB/XF VALUE		326,956	
TOTAL LAND VALUE - MARKET		1,440,000	
TOTAL MARKET VALUE		20,239,513	
SOH/AGL Deduction		3,647,550	
ASSESSED VALUE		16,591,963	
TOTAL EXEMPTION VALUE		01	16,591,963
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		20,239,513	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		15,083,603	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0169/0155	1/23/1950	WD	U	V	03
GRANTOR: BARKER RICHARD D & AL					
GRANTEE: BOARD OF PUBLIC INS					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1998] W2 CAN=[YR=1998] N4 W5 S4 E5\$ W25					
CAN=[YR=1998] N4 W12 S4 E12 \$ W78 CAN=[YR=1998] N4 W5 S4					
E5\$ W6 S35 CAN=[YR=1998] S7 E4 N7 W4\$ E4 S7 W38 S13					
CAN=[YR=1998] W4 S5 E4 N5\$ S29 E19 CAN=[YR=1998] S6 E12 N6					
W12\$ E40 CAN=[YR=1998] S6 E19 N6 W19\$ E34 CAN=[YR=1998] S10					
E7 S41 E9 N41 E10 N10 W26\$ E26 S4 E26 N51 CAN=[YR=1998] N8					
W6 S8 E6\$ W6 N13 E6 N24\$.					

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY													
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	0	0	20.50	79.50	VALUATION SUMMARY														
Exterior Wall		19	COMMON BRK 100		7201	04	16,805	116.2287	235.94	3,964,972	1998	1998			0	0	20.50	79.50	VALUATION BY		STANDARD												
Roof Structure		09	RIDGE FRME 100		8 SCHOOL - 0% - 0															Heated Area: 14131		HX Base Yr		Tax Group: 4		Tax Dist:							
Roof Cover		04	BUILT-UP 100																					BUILDING MARKET VALUE		18,472,557							
Interior Wall		01	MINIMUM 100																					TOTAL MARKET OB/XF VALUE		326,956							
Interior Floor		07	CORK/VTILE 70																					TOTAL LAND VALUE - MARKET		1,440,000							
Interior Floor		15	HARDTILE 30																					TOTAL MARKET VALUE		20,239,513							
Ceiling		02	F.NOT SUS 100																					SOH/AGL Deduction		3,647,550							
Air Condition		05	CHILL WTR 100																					ASSESSED VALUE		16,591,963							
Heating Type		05	HOT WATER 100																					TOTAL EXEMPTION VALUE		01 16,591,963							
Fixtures		21	100																					BASE TAXABLE VALUE		0							
Frame		03	MASONRY 100																					TOTAL JUST VALUE		20,239,513							
Story Height			22 100																					NCON VALUE		0							
RMS			21 100																					INCOME VALUE									
Stories		1.	1. 100																					PREVIOUS YEAR MKT VALUE		15,083,603							
Units		0	100																														
Occupancy		00	NONE 100																														
Quality		03	Quality Level 03																														
DOR CODE		8300	PUBLIC SCHOOLS																														
MAP NUM			MKT AREA																														
NEIGHBORHOOD/LOC		4053.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	14,131	100	14,131	2,650,584																													
CAN	140	30	42	7,878																													
CAN	140	30	42	7,878																													
CAN	207	30	62	11,629																													
CAN	280	30	84	15,756																													
CAN	1,970	30	591	110,856																													
CAN	2,038	30	611	114,606																													
FST	208	50	104	19,508																													
PTO	155	5	8	1,501																													
PTO	180	5	9	1,688																													
TOTALS	23,265		16,805	3,152,153																													
EXTRA FEATURES					86207 FELMOR RD, 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																	
71	0810	CONCRETE A	0	0	32	5		160.00	SF 6.50		100	1997	1997	3	75	780																	
72	0424	CL FNC 6'	0	0	0	0		975.00	LF 20.00		100	2005	2005	3	69	13,455																	
73	0463	FENCE GATE	0	0	0	0		4.00	UT 300.00		100	2005	2005	3	69	828																	
74	0803	ASPHALT C	0	0	0	0		96,897.00	SF 2.00		100	1997	1997	3	50	96,897																	
75	0424	CL FNC 6'	0	0	0	0		282.00	LF 20.00		100	1997	1997	3	45	2,538																	
76	0463	FENCE GATE	0	0	0	0		4.00	UT 300.00		100	1997	1997	3	45	540																	
77	0424	CL FNC 6'	0	0	0	0		1,256.00	LF 20.00		100	1997	1997	3	45	11,304																	
78	0430	CL FNC 6B	0	0	0	0		403.00	LF 9.70		100	1997	1997	3	45	1,759																	
79	0424	CL FNC 6'	0	0	0	0		270.00	LF 20.00		100	1997	1997	3	45	2,430																	
80	0430	CL FNC 6B	0	0	0	0		321.00	LF 9.70		100	1997	1997	3	45	1,401																	
LAND DESCRIPTION					TOTAL OB/XF										131,932																		
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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2023

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FERNANDINA BEACH, FL 32034

2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall
Roof Structur

1909COMMON BRK 100
RIDGE FRME 100

Roof Cover
Interior Wall

0401BUILT-UP 100
MINIMUM 100

Interior Floo
Ceiling

0701CORK/VTILE 100
FIN.SUSPD 100

Air Condition
Heating Type

0505CHILL WTR 100
HOT WATER 100

Fixtures
Frame
Story Height

0321 100
MASONRY 100
15 100

RMS
Stories
Units

1.2 100
1. 100
0 100

Occupancy

00NONE 100

Quality

03Quality Level 03

DOR CODE

8300PUBLIC SCHOOLS

MAP NUM

MKT AREA04

NEIGHBORHOOD/LOC

4053.00

TOTALS

7,8285,592846,473

EXTRA FEATURES

L NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSTOT ADJTUNIT TYPED TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

REVIEW DATE

06/29/2017BY KKTotal Acres: 16.00Total Land Value: 1,440,000Market: 0Agricultural: 0Common: 1,440,000PRINTED 08/02/2023 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

7201045,592108.0700219.381,226,7731974198000031.0069.00

11 SCHOOL - 0% - 0Heated Area: 4551HX Base Yr

CAN1998

BAS1998

FST1998

CAN1998

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYTax Group: 4Tax Dist:

BUILDING MARKET VALUE18,472,557

TOTAL MARKET OB/XF VALUE326,956

TOTAL LAND VALUE - MARKET1,440,000

TOTAL MARKET VALUE20,239,513

SOH/AGL Deduction3,647,550

ASSESSED VALUE16,591,963

TOTAL EXEMPTION VALUE0116,591,963

BASE TAXABLE VALUE0

TOTAL JUST VALUE20,239,513

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE15,083,603

SALES DATA

OFF RECORD NumberDATETYPEINSTQU / V / RSNCDSALE PRICE

0169/01551/23/1950WDUVO3100

GRANTOR:BARKER RICHARD D & AL

GRANTEE:BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1998] W152 S10 E42 S79 E12 BAS=[YR=1998] E8
CAN=[YR=1998] E15 N9 W15 S9\$ N9 E15 S9 E8 CAN=[YR=1998] E9
N36 W9 S36\$ N36 E46 FST=[YR=1998] E21 N14 W21 S14\$ N14 E21
N15 W21 N14 W77 S25 E7 S8 W7 S46\$ N46 E7 N8 W7 N25 E98 N10\$.

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