LOTS 153,175,198 & 219
OUTLOTS S/D OF SEC 26-3N-28E
UNRECORDED

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

2024

00-00-31-1600-0153-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

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

HICKORY & 15TH ST ST, FERNANDINA BEACH

BLD DATE	01/13/2022	KK	LGL DATE	06/21/2024 TD
XF DATE			LAND DATE	
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		35,104
TOTAL LAND VALUE - MARKET		1,950,000
TOTAL MARKET VALUE		1,985,104
SOH/AGL Deduction		1,485,311
ASSESSED VALUE		499,793
TOTAL EXEMPTION VALUE	01	499,793
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,985,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,254,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0094/0569	8/20/1969	WD	U	I	03	21,500

GRANTOR: FERNANDINA DOCK & REA

GRANTEE: SCHOOL BOARD OF NAS

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	0940	SHEDS/PORT	0	0	11	10	110.00	SF	30.00	30.00	100	2002	2002	3	20	660	
2	0812	CONCRETE C	0	0	0	0	1,525.00	SF	4.00	4.00	100	2002	2002	3	82	5,002	
3	0812	CONCRETE C	0	0	0	0	3,660.00	SF	4.00	4.00	100	2002	2002	3	82	12,005	
4	0422	CL FNC 4'	0	0	0	0	1,921.00	LF	15.00	15.00	100	2002	2002	3	58	16,713	
5	0426	CL FNC 12'	0	0	0	0	80.00	LF	15.60	15.60	100	2002	2002	3	58	724	

LAND DESCRIPTION

TOTAL OB/XF 35,104

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		PI-1	0.00	0.00	9.75	AC		1.00	1.00	1.00	200,000.00	200,000.00	1,950,000							

REVIEW DATE 01/13/2022 BY KK Total Acres: 9.75 Total Land Value: 1,950,000 Market: 0 Agricultural: 0 Common: 1,950,000 PRINTED 08/06/2024 BY SYS