IN FOREIGN JUDG #2 PG 237
EX 2-1 PT OF DB 167 PG 348
PT OR 519 PG 728

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

08-2N-25-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

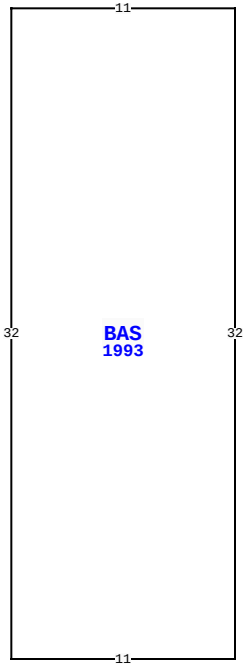
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100	352	5,748
TOTALS	352		352	5,748

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	352	91.5130	41.87	14,738	1987	1987	0	0	0	61.00	39.00

1 STOR WAREH – 0% - 0 Heated Area: 352 HX Base Yr



46281 LANDFILL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 5 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		16,708
TOTAL MARKET OB/XF VALUE		1,969
TOTAL LAND VALUE - MARKET		536,998
TOTAL MARKET VALUE		555,675
SOH/AGL Deduction		0
ASSESSED VALUE		555,675
TOTAL EXEMPTION VALUE	01	555,675
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		555,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,488

BLDGS: (2 - 5) ARE LOCATED NEXT TO THE 2ND CELL TO
BLDG #1 (11X32) IS LOCATED BESIDE THE 1ST CELL TOW
PRCL:0:2: HAS 32X11 BLDG ON IT WITH FENCE ENCLOSUR

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E1427151	ELEC OTHER	0	01/01/2014
B0618614	NEW CONSTR	0	12/01/2006
B0618798	MH MOVE-ON	0	12/01/2006
C18614	CO ISSUED	0	12/01/2006
C18798	CO ISSUED	0	12/01/2006
7037	CHNGE SRVC	935	10/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 S32 E11 N32$.

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	298.00	LF	9.70	9.70	100	1987	1987	3	24	694	
2	0810	CONCRETE A	0	0	4	5	20.00	SF	6.50	6.50	100	1987	1987	3	52	68	
3	0810	CONCRETE A	0	0	4	5	20.00	SF	6.50	6.50	100	1987	1987	3	52	68	
4	0430	CL FNC 6B	0	0	0	0	110.00	LF	9.70	9.70	100	1980	1980	3	20	213	
5	0430	CL FNC 6B	0	0	0	0	90.00	LF	9.70	9.70	100	2006	2006	3	69	602	
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1980	1980	3	20	180	
7	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1987	1987	3	24	144	

LAND DESCRIPTION

TOTAL OB/XF 1,969

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		OR	0.00	0.00	244.09	AC		1.00	1.00	1.00	2,200.00	2,200.00	536,998							

REVIEW DATE 01/06/2023 BY KWA Total Acres: 244.09 Total Land Value: 536,998 Market: 0 Agricultural: 0 Common: 536,998 PRINTED 08/06/2024 BY SYS

IN FOREIGN JUDG #2 PG 237
EX 2-1 PT OF DB 167 PG 348
PT OR 519 PG 728

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

08-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

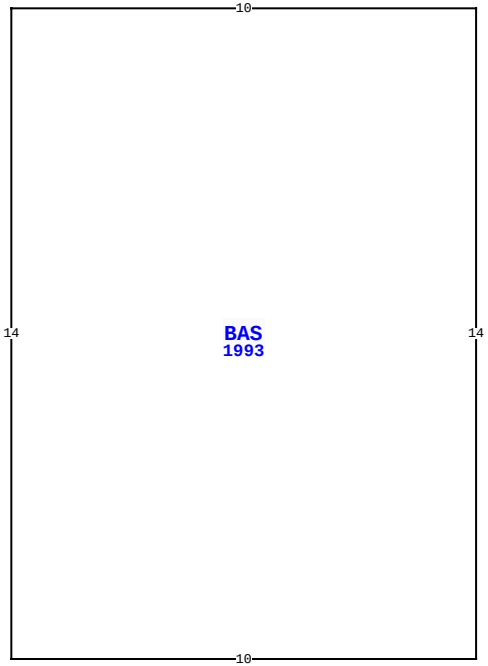
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	140	100	140	2,296
TOTALS	140		140	2,296

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	140	91.8826	42.04	5,886	1987	1987	0	0	0	61.00	39.00

2 STOR WAREH – 0% - 0 Heated Area: 140 HX Base Yr



46281 LANDFILL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		16,708
TOTAL MARKET OB/XF VALUE		1,969
TOTAL LAND VALUE - MARKET		536,998
TOTAL MARKET VALUE		555,675
SOH/AGL Deduction		0
ASSESSED VALUE		555,675
TOTAL EXEMPTION VALUE	01	555,675
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		555,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4114	N/A	41,500	05/21/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W10S14E10N14$.

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 KWA Total Acres: 244.09 Total Land Value: 536,998 Market: 0 Agricultural: 0 Common: 536,998 PRINTED 08/06/2024 BY SYS

IN FOREIGN JUDG #2 PG 237
EX 2-1 PT OF DB 167 PG 348
PT OR 519 PG 728

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2024

08-2N-25-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

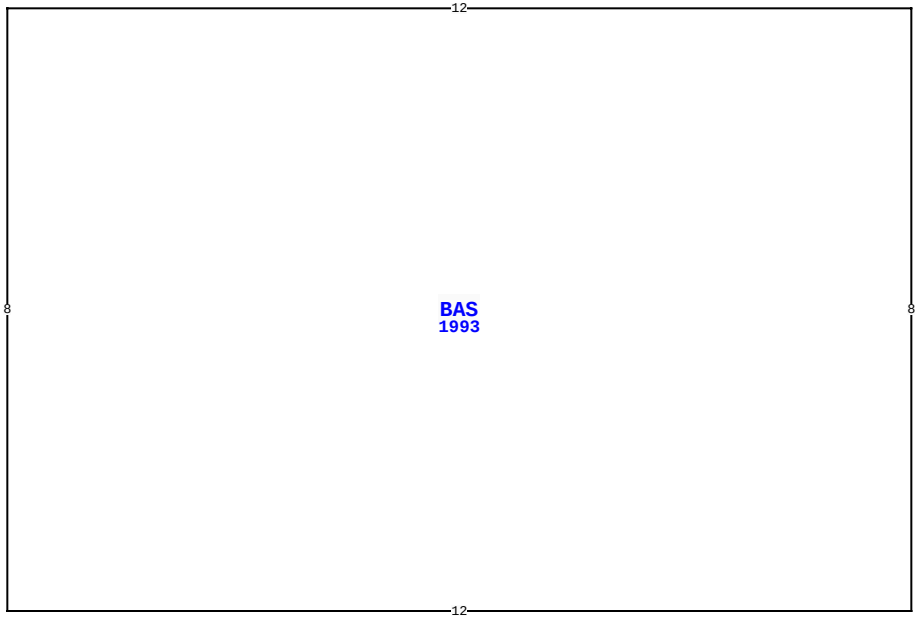
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	96	100	96	1,576
TOTALS	96		96	1,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	96	92.0304	42.10	4,042	1987	1987	0	0	0	61.00	39.00

3 STOR WAREH – 0% - 0 Heated Area: 96 HX Base Yr



46281 LANDFILL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 5 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		16,708
TOTAL MARKET OB/XF VALUE		1,969
TOTAL LAND VALUE - MARKET		536,998
TOTAL MARKET VALUE		555,675
SOH/AGL Deduction		0
ASSESSED VALUE		555,675
TOTAL EXEMPTION VALUE	01	555,675
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		555,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12S8E12N8$.

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 KWA Total Acres: 244.09 Total Land Value: 536,998 Market: 0 Agricultural: 0 Common: 536,998 PRINTED 08/06/2024 BY SYS

IN FOREIGN JUDG #2 PG 237
EX 2-1 PT OF DB 167 PG 348
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2024

08-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

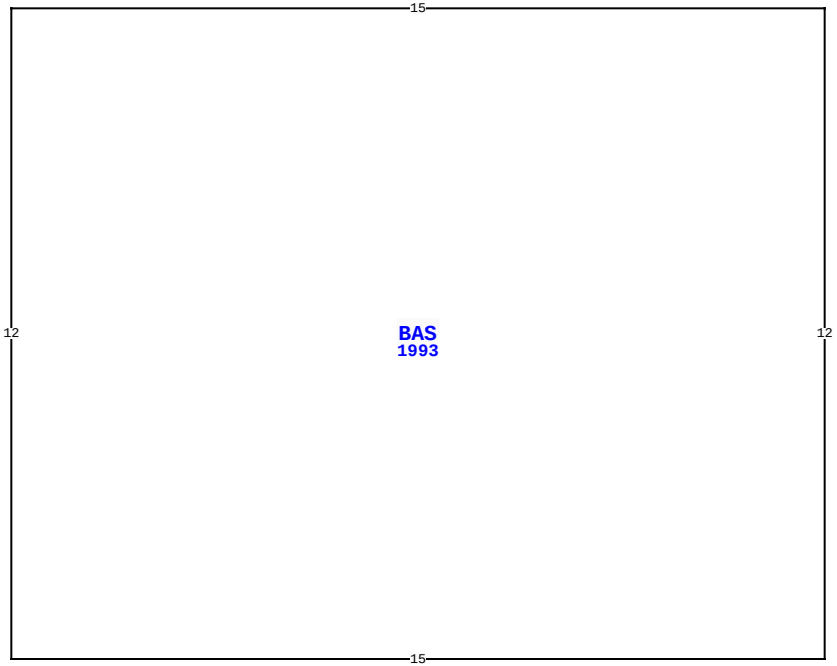
ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	180	100	180	2,945
TOTALS	180		180	2,945

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	180	91.6978	41.95	7,551	1987	1987	0	0	0	61.00	39.00

4 STOR WAREH – 0% - 0 Heated Area: 180 HX Base Yr



46281 LANDFILL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		16,708
TOTAL MARKET OB/XF VALUE		1,969
TOTAL LAND VALUE - MARKET		536,998
TOTAL MARKET VALUE		555,675
SOH/AGL Deduction		0
ASSESSED VALUE		555,675
TOTAL EXEMPTION VALUE	01	555,675
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		555,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15S12E15N12$.

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 KWA Total Acres: 244.09 Total Land Value: 536,998 Market: 0 Agricultural: 0 Common: 536,998 PRINTED 08/06/2024 BY SYS

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FERNANDINA BEACH, FL 32034

2024

08-2N-25-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	12	REINFO/CON 100
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Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

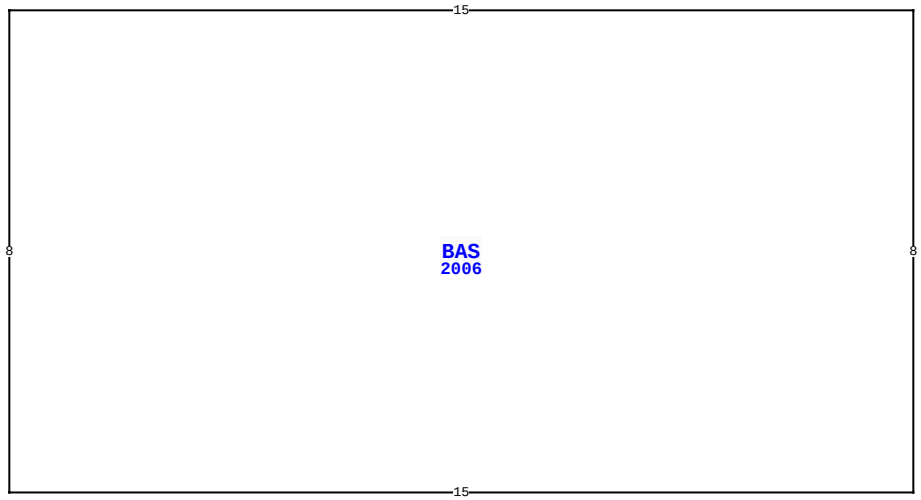
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	08
NEIGHBORHOOD/LOC	8026.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	120	100	120	4,143
TOTALS	120		120	4,143

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	120	92.0304	42.10	5,052	2006	2006	0	0	0	18.00	82.00

5 STOR WAREH – 0% - 0 Heated Area: 120 HX Base Yr



46281 LANDFILL RD, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		16,708
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TOTAL MARKET VALUE		555,675
SOH/AGL Deduction		0
ASSESSED VALUE		555,675
TOTAL EXEMPTION VALUE	01	555,675
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		555,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		557,488

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W15S8E15N8$.

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 KWA Total Acres: 244.09 Total Land Value: 536,998 Market: 0 Agricultural: 0 Common: 536,998 PRINTED 08/06/2024 BY SYS