

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

08-3N-24-2380-0142-0010

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 7 of 22										3	
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		19		COMMON BRK 100		7201		04		2,262		86.1000		168.33		380,762		1952		1952		0		0		45.50		54.50		VALUATION BY					STANDARD						
Roof Structur		03		GABLE/HIP 100																										Tax Group: 3					Tax Dist:						
Roof Cover		01		COMP SHNGL 100																										BUILDING MARKET VALUE					16,349,489						
Interior Wall		03		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					469,185						
Interior Floo		07		CORK/VTILE 100																										TOTAL LAND VALUE - MARKET					711,600						
Ceiling		01		FIN.SUSPD 100																										TOTAL MARKET VALUE					17,530,274						
Air Condition		01		NONE 100																										SOH/AGL Deduction					8,512,677						
Heating Type		01		NONE 100																										ASSESSED VALUE					9,017,597						
Fixtures				23 100																										TOTAL EXEMPTION VALUE					01 9,017,597						
Frame		03		MASONRY 100																										BASE TAXABLE VALUE					0						
Story Height				12 100																										TOTAL JUST VALUE					17,530,274						
RMS				5 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Units				0 100																										PREVIOUS YEAR MKT VALUE					17,731,399						
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		8300		PUBLIC SCHOOLS																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		6001.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																																	
BAS		2,246		100		2,246		206,048																																	
FOP		27		30		8		734																																	
FOP		27		30		8		734																																	
TOTALS		2,300				2,262		207,515																																	
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											

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REVIEW DATE	02/01/2024	BY	KBA	Total Acres:	23.72	Total Land Value:	711,600	Market:	0	Agricultural:	0	Common:	711,600	PRINTED 08/06/2024 BY SYS
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BUILDING CHARACTERISTICS				
ELEMENT	CD	CONSTRUCTION		
Exterior Wall	01	MINIMUM 100		
Roof Structur	02	SHED 100		
Roof Cover	02	ROLL COMP 100		
Interior Wall	04	PLYWOOD 100		
Interior Floo	14	CARPET 100		
Air Condition	01	NONE 100		
Heating Type	04	AIR DUCTED 100		
Bedrooms	1	1 100		
Bathrooms	0	0 100		
Frame	02	WOOD FRAME 100		
Stories	1.	1. 100		
Units		0 100		
Quality	02	Quality Level 02		
DOR CODE	8300	PUBLIC SCHOOLS		
MAP NUM		MKT AREA		06
NEIGHBORHOOD/LOC	6001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100	324	3,913
TOTALS	324		324	3,912

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	02	324	48.3000	24.15	7,825	1975	1975	0	0	0	50.00	50.00

21 ACCESSORY U - 0% - 0

Heated Area: 324

HX Base Yr

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BAS
1993

BLD DATE

LGL DATE

02/01/2024

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