

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

17-2N-25-0000-0002-0000

[illegible]

REVIEW DATE	12/03/2021	BY	KK	Total Acres:	151.46	Total Land Value:	757,300	Market:	0	Agricultural:	0	Common:	757,300	PRINTED 08/06/2024 BY SYS
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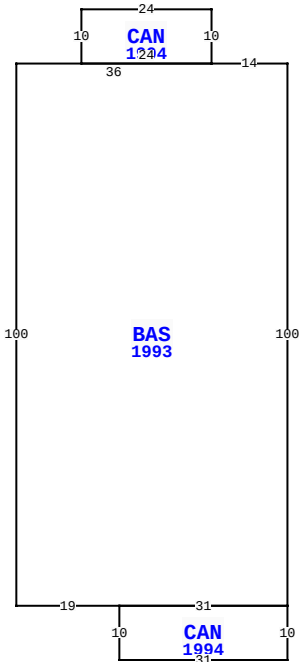
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																									
Exterior Wall		15	CONC BLOCK 100		4803	06	5,165	76.3776	34.94	180,465	1965	1965		0	0	80.00	20.00	VALUATION BY		STANDARD																							
Roof Structur		04	WOOD TRUSS 100		8 STOR WAREH - 0% - 0													Heated Area: 5000													HX Base Yr												
Roof Cover		12	MODULAR MT 100															BUILDING MARKET VALUE													1,407,633												
Interior Wall		01	MINIMUM 100															TOTAL MARKET OB/XF VALUE													898,647												
Interior Floo		03	CONC FINSH 100															TOTAL LAND VALUE - MARKET													757,300												
Ceiling		04	NONE 100															TOTAL MARKET VALUE													3,063,580												
Air Condition		01	NONE 100															SOH/AGL Deduction													876,700												
Heating Type		01	NONE 100															ASSESSED VALUE													2,186,880												
Plumbing			1 100															TOTAL EXEMPTION VALUE													01 2,186,880												
Frame		03	MASONRY 100															BASE TAXABLE VALUE													0												
Story Height			12 100															TOTAL JUST VALUE													3,063,580												
RMS			1 100															NCON VALUE													0												
Stories		1.	1. 100															INCOME VALUE																									
Class		00	. 100																																								
Units		00	0 100																																								
Occupancy			NONE 100															PREVIOUS YEAR MKT VALUE													2,734,944												
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		5,000		100		5,000		34,940																																			
CAN		240		30		72		503																																			
CAN		310		30		93		650																																			
TOTALS		5,550				5,165		36,093																																			
EXTRA FEATURES										543350 US HWY 1, CALLAHAN																																	
BLD DATE		12/03/2021		KK		LGL DATE		06/21/2024		TD																																	
XF DATE		12/03/2021		KK		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																									
61	0424	CL FNC 6'		0	0	0	0	841.00	LF	20.00	20.00	100	1989	1989	3	26	4,373																										
62	0464	FNC GT 10'		0	0	0	0	2.00	UT	350.00	350.00	100	1989	1989	3	26	182																										
63	0466	FNC GT 20'		0	0	0	0	1.00	UT	600.00	600.00	100	1989	1989	3	26	156																										
64	0464	FNC GT 10'		0	0	0	0	2.00	UT	350.00	350.00	100	1989	1989	3	26	182																										
65	0803	ASPHALT C		0	0	0	0	31,071.00	SF	1.00	1.00	100	2019	2019	3	84	26,100																										
66	0940	SHEDS/PORT		0	0	11	8	88.00	SF	30.00	30.00	100	2010	2010	3	45	1,188																										
67	0465	FNC GT 15'		0	0	0	0	1.00	UT	450.00	450.00	100	1989	1989	3	26	117																										
68	0423	CL FNC 5'		0	0	0	0	353.00	LF	6.85	6.85	100	1989	1989	3	26	629																										
69	0402	CONC BUMPE		0	0	0	0	8.00	UT	25.00	25.00	100	1989	1989	3	66	132																										
70	0803	ASPHALT C		0	0	86	22	1,892.00	SF	2.00	2.00	100	1989	1989	3	50	1,892																										
LAND DESCRIPTION										TOTAL OB/XF										34,951																							
L N	USE CODE	CLS	LAND USE DESCRIPTION		CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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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