

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

19-2N-25-0000-0122-0000

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REVIEW DATE	02/01/2024	BY	KBA	Total Acres: 16.98	Total Land Value: 849,000	Market: 0	Agricultural: 0	Common: 849,000	PRINTED 08/06/2024 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 12 of 13		6							
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		20		FACE BRICK 60		7201		04		4,130		81.1640		158.68		655,348		1992		1992		0		0		20.03		79.97		VALUATION BY					STANDARD				
Exterior Wall		16		WD FR STUC 40		12		SCHOOL - 0%		0		Heated Area: 3544				HX Base Yr														Tax Group: 6					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					12,267,703				
Roof Cover		04		BUILT-UP 100																										TOTAL MARKET OB/XF VALUE					233,482				
Interior Wall		01		MINIMUM 100																										TOTAL LAND VALUE - MARKET					849,000				
Interior Floo		07		CORK/VTILE 100																										TOTAL MARKET VALUE					13,350,185				
Ceiling		01		FIN.SUSPD 100																										SOH/AGL Deduction					5,201,884				
Air Condition		05		CHILL WTR 100																										ASSESSED VALUE					8,148,301				
Heating Type		04		AIR DUCTED 100																										TOTAL EXEMPTION VALUE					01 8,148,301				
Fixtures		03		MASONRY 100																										BASE TAXABLE VALUE					0				
Frame																														TOTAL JUST VALUE					13,350,185				
Story Height				12 100																										NCON VALUE					0				
RMS				6 100																										INCOME VALUE									
Stories		1.		1. 100																										PREVIOUS YEAR MKT VALUE					13,167,339				
Units				0 100																																			
Occupancy		00		NONE 100																																			
Quality		03		Quality Level 03																																			
DOR CODE		8300		PUBLIC SCHOOLS																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC		8001.00																																					
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		3,544		100		3,544		449,721																															
FOP		1,760		30		528		67,001																															
PTO		1,150		5		58		7,360																															
TOTALS		6,454				4,130		524,082																															
EXTRA FEATURES																																							
L N																																							

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