

NASSAU COUNTY SCHOOL BOARD/
(CALLAHAN ELEMENTARY SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

29-2N-25-3120-0072-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 10									
ELEMNT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										VALUATION BY STANDARD									
Exterior Wall 19 COMMON BRK 100										7201 04 23,688 96.7575 189.16 4,480,822 1934 1990 0 0 26.50 73.50										Tax Group: 1 Tax Dist:									
Roof Structur 09 RIDGE FRME 100										1 SCHOOL - 0% - 0 Heated Area: 22809 HX Base Yr										BUILDING MARKET VALUE 12,504,825									
Roof Cover 03 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 174,440									
Interior Wall 02 WALL BD/WD 50																				TOTAL LAND VALUE - MARKET 665,000									
Interior Wall 03 PLASTER 50																				TOTAL MARKET VALUE 13,344,265									
Interior Floo 07 CORK/VTILE 100																				SOH/AGL Deduction 4,437,281									
Ceiling 01 FIN.SUSPD 100																				ASSESSED VALUE 8,906,984									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 01 8,906,984									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 0									
Fixtures 53 100																				TOTAL JUST VALUE 13,344,265									
Frame 03 MASONRY 100																				NCON VALUE 0									
Story Height 14 100																				INCOME VALUE									
RMS 24 100																				PREVIOUS YEAR MKT VALUE 13,729,389									
Stories 1. 1. 100																													
Units 0 100																													
BUD8 Adjustme 01 DIST CA 100																													
Occupancy 00 NONE 100																													
Quality 03 Quality Level 03																													
DOR CODE 8300 PUBLIC SCHOOLS																													
MAP NUM MKT AREA 07																													
NEIGHBORHOOD/LOC 7001.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 22,809 100 22,809 3,171,194																													
CAN 2,096 30 629 87,452																													
FOP 40 30 12 1,668																													
FOP 54 30 16 2,225																													
FOP 99 30 30 4,171																													
FOP 270 30 81 11,262																													
UOP 272 20 54 7,508																													
UOP 286 20 57 7,925																													
TOTALS 25,926 23,688 3,293,404																													
EXTRA FEATURES										45089 THIRD AV, CALLAHAN																			
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																													
1 0812 CONCRETE C 0 0 0 0 4,724.00 SF 4.00 4.00 100 1970 1970 3 21 3,968																													
2 0803 ASPHALT C 0 0 0 0 25,072.00 SF 2.00 2.00 100 1970 1970 3 50 25,072																													
3 0803 ASPHALT C 0 0 0 0 57,232.00 SF 2.00 2.00 100 1992 1992 3 50 57,232																													
4 0430 CL FNC 6B 0 0 0 0 1,000.00 LF 9.70 9.70 100 1980 1980 3 20 1,940																													
5 0402 CONC BUMPE 0 0 0 0 54.00 UT 25.00 25.00 100 1990 1990 3 68 918																													
6 0463 FENCE GATE 0 0 0 0 2.00 UT 300.00 300.00 100 1996 1996 3 39 234																													
7 0424 CL FNC 6' 0 0 0 0 109.00 LF 20.00 20.00 100 1996 1996 3 39 850																													
8 1128 BRICK 12" 0 0 0 0 140.00 SF 14.00 14.00 100 1996 1996 3 91 1,784																													
9 0467 FNC GT 25' 0 0 0 0 2.00 UT 700.00 700.00 100 1992 1992 3 29 406																													
10 0424 CL FNC 6' 0 0 0 0 1,350.00 LF 20.00 20.00 100 1995 1995 3 36 9,720																													
LAND DESCRIPTION										TOTAL OB/XF 102,124																			
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																													
1 008300 C SCHOOL 0 PBLC 13.30 AC 1.00 1.00 1.00 50,000.00 50,000.00 665,000																													
REVIEW DATE 02/01/2024 BY KBA Total Acres: 13.30 Total Land Value: 665,000 Market: 0 Agricultural: 0 Common: 665,000 PRINTED 08/06/2024 BY SYS																													

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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		7201	04	432	73.8150	144.31	62,342	1969	1969	0	0	0	28.50	71.50	VALUATION BY					STANDARD						
Roof Structur		09	RIDGE FRME 100		3 SCHOOL - 0% - 0													Heated Area: 432					HX Base Yr						
Roof Cover		03	COMP SHNGL 100		24 18 24 BAS 1993													Tax Group: 1					Tax Dist:						
Interior Wall		01	MINIMUM 100															BUILDING MARKET VALUE					12,504,825						
Interior Floo		03	CONC FINSH 100															TOTAL MARKET OB/XF VALUE					174,440						
Ceiling		02	F.NOT SUS 100															TOTAL LAND VALUE - MARKET					665,000						
Air Condition		01	NONE 100															TOTAL MARKET VALUE					13,344,265						
Heating Type		01	NONE 100															SOH/AGL Deduction					4,437,281						
Fixtures			5 100															ASSESSED VALUE					8,906,984						
Frame		03	MASONRY 100															TOTAL EXEMPTION VALUE					01 8,906,984						
Story Height			10 100															BASE TAXABLE VALUE					0						
RMS			2 100															TOTAL JUST VALUE					13,344,265						
Stories		1.	1. 100		NCON VALUE					0																			
Units			0 100		INCOME VALUE																								
BUD8 Adjustme		01	DIST CA 100		PREVIOUS YEAR MKT VALUE					13,729,389																			
Occupancy		00	NONE 100																										
Quality		03	Quality Level 03																										
DOR CODE		8300	PUBLIC SCHOOLS																										
MAP NUM			MKT AREA		07																								
NEIGHBORHOOD/LOC		7001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	432	100	432	44,575																									
TOTALS					432		432		44,575	BLD DATE		12/29/2017		KK		LGL DATE		06/21/2024		TD									
EXTRA FEATURES					45089 THIRD AV, CALLAHAN					XF DATE						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													
21	4950	BOLLARD	0 0	0	0	2.00	UT	100.00	100.00	100	2001	2001	3	100	200														
22	0400	CONC CURB	0 0	0	0	114.00	LF	15.00	15.00	100	2001	2001	3	85	1,454														
23	6001	ROLLUP DR	0 0	0	0	1.00	UT	400.00	400.00	100	1998	1998	3	20	80														
24	6001	ROLLUP DR	0 0	0	0	1.00	UT	400.00	400.00	100	2001	2001	3	20	80														
25	0383	FREEZER	0 0	12	6	72.00	SF	105.00	105.00	100	2001	2001	3	48	3,629														
26	1242	WD DECK A	0 0	0	0	815.00	SF	10.00	10.00	100	2000	2000	3	20	1,630														
27	1242	WD DECK A	0 0	0	0	305.00	SF	10.00	10.00	100	2000	2000	3	20	610														
28	0940	SHEDS/PORT	0 0	12	8	96.00	SF	21.30	21.30	100	2000	2000	3	20	409														
LAND DESCRIPTION																	TOTAL OB/XF 8,092												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					

REVIEW DATE 02/01/2024 BY KBA Total Acres: 13.30 Total Land Value: 665,000 Market: 0 Agricultural: 0 Common: 665,000 PRINTED 08/06/2024 BY SYS

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REVIEW DATE	02/01/2024	BY	KBA	Total Acres: 13.30	Total Land Value: 665,000	Market: 0	Agricultural: 0	Common: 665,000	PRINTED 08/06/2024 BY SYS
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