

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AV
FERNANDINA BEACH, FL 32034

29-2N-25-3200-0002-0040

BUILDING CHARACTERISTICS, CONSTRUCTION										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
ELEMENT	CD									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								7101	04	6,180	88.7638	138.92	858,526	1965	1965	0	0	31.50	68.50	VALUATION BY										STANDARD																											
Roof Structur	04	WOOD TRUSS 100								1 CHURCH - 0% - 0										Heated Area: 5888										HX Base Yr										Tax Group: 1										Tax Dist:									
Roof Cover	03	COMP SHNGL 100																												BUILDING MARKET VALUE										724,871																			
Interior Wall	04	PLYWOOD 50																												TOTAL MARKET OB/XF VALUE										35,851																			
Interior Wall	05	DRYWALL 50																												TOTAL LAND VALUE - MARKET										186,280																			
Interior Floo	14	CARPET 100																												TOTAL MARKET VALUE										946,922																			
Ceiling	01	FIN.SUSPD 100																												SOH/AGL Deduction										357,727																			
Air Condition	03	CENTRAL 100																												ASSESSED VALUE										589,195																			
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE										01																			
Fixtures	10	100																												BASE TAXABLE VALUE										0																			
Frame	03	MASONRY 100																												TOTAL JUST VALUE										946,922																			
Story Height		9 100																												NCON VALUE										0																			
RMS		6 100																												INCOME VALUE																													
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE										875,018																			
Units		0 100																																																									
BUD8 Adjustme	01	DIST CA 100																																																									
Occupancy	00	NONE 100																																																									
Quality	03	Quality Level 03																																																									
DOR CODE	8600	COUNTY																																																									
MAP NUM		MKT AREA																																						07																			
NEIGHBORHOOD/LOC	7001	.00																																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																							
BAS	2,712	100	2,712	258,074																																																							
BAS	3,176	100	3,176	302,229																																																							
CAN	48	30	14	1,332																																																							
CAN	102	30	31	2,950																																																							
CAN	496	30	149	14,179																																																							
FST	196	50	98	9,326																																																							
TOTALS	6,730		6,180	588,090																																																							
EXTRA FEATURES					45021 THIRD AV, CALLAHAN															BLD DATE 11/01/2016					KK					LGL DATE					06/02/2023					MLU																			
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	13,092.00	SF	4.00	4.00	100	1985	1985	3	47	24,613																																											
2	0812	CONCRETE C	0	0	0	0	6,072.00	SF	4.00	4.00	100	1975	1975	3	26	6,315																																											
3	0811	CONCRETE B	0	0	0	0	588.00	SF	5.20	5.20	100	1985	1985	3	47	1,437																																											
4	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1985	1985	3	100	300																																											
5	0424	CL FNC 6'	0	0	0	0	69.00	LF	20.00	20.00	100	1985	1985	3	22	304																																											
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1985	1985	3	22	198																																											
7	0422	CL FNC 4'	0	0	0	0	413.00	LF	15.00	15.00	100	1973	1973	3	20	1,239																																											
8	0811	CONCRETE B	0	0	0	0	790.00	SF	5.20	5.20	100	1973	1973	3	24	986																																											
9	0810	CONCRETE A	0	0	0	0	294.00	SF	6.50	6.50	100	1973	1973	3	24	459																																											
LAND DESCRIPTION																		TOTAL OB/XF 35,851																																									
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	000000	C	VAC RES		0	PBLC	97.00	168.00	97.50	FF		1.00	1.00	1.00	700.00	700.00	68,250																																										
2	000000	C	VAC RES		0	PBLC	168.00	97.00	168.50	FF		1.00	1.00	1.00	700.00	700.00	117,950																																										
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