BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

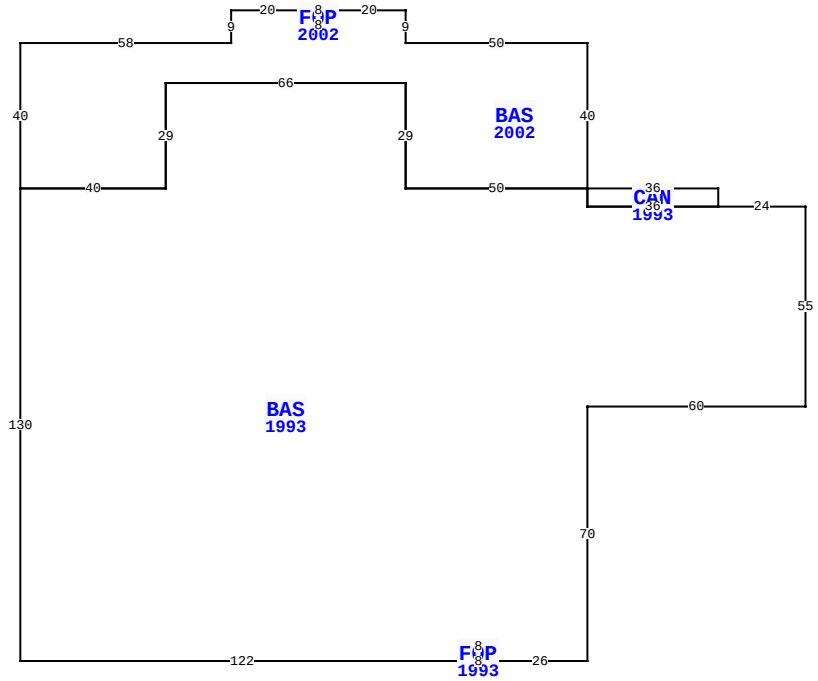
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		48 100
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	25,462	100	25,462	3,065,634
BAS	4,726	100	4,726	569,012
CAN	180	30	54	6,502
FOP	32	30	10	1,204
FOP	32	30	10	1,204
TOTALS	30,432		30,262	3,643,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	30,262	83.7900	163.81	4,957,218	1968	1990	0	0	0	26.50	73.50

1 SCHOOL – 0% - 0 Heated Area: 30188 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0351	CARPORT MT	0	0	8	653	5,224.00	SF	10.00	10.00	100	1990	1990	3	20	10,448	
2	0812	CONCRETE C	0	0	0	0	27,000.00	SF	4.00	4.00	100	1985	1985	3	47	50,760	
3	0803	ASPHALT C	0	0	0	0	170,967.00	SF	2.00	2.00	100	1987	1987	3	50	170,967	
4	1127	BRICK 8"	0	0	8	148	1,184.00	SF	11.00	11.00	100	1968	1968	3	52	6,772	
5	0463	FENCE GATE	0	0	0	0	14.00	UT	300.00	300.00	100	1980	1980	3	20	840	
6	0511	GARAGE CB-	0	0	18	24	432.00	SF	40.00	40.00	100	1980	1980	3	32.5	5,616	
7	0511	GARAGE CB-	0	0	20	24	480.00	SF	40.00	40.00	100	1985	1985	3	47	9,024	
8	0511	GARAGE CB-	0	0	20	24	480.00	SF	40.00	40.00	100	1980	1980	3	32.5	6,240	
9	0511	GARAGE CB-	0	0	16	12	192.00	SF	40.00	40.00	100	1970	1970	3	21	1,613	
10	0511	GARAGE CB-	0	0	7	32	224.00	SF	40.00	40.00	100	1980	1980	3	32.5	2,912	

LAND DESCRIPTION

TOTAL OB/XF 265,192

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	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			27.05	AC		1.00	1.00	1.00	50,000.00	50,000.00	1,352,500							

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 CAN=[YR=1993] N5 W36 S5 E36$ W36 N5
BAS=[YR=2002] N40 W50 N9 W20 FOP=[YR=2002] W8 S4 E8 N4$ S4 W8 N4 W20 S9 W58 S40 E40 N29 E66 S29 E50$ W50 N29 W66 S29 W40 S130 E122 FOP=[YR=1993] E8 N4 W8 S4$ N4 E8 S4 E26 N70 E60 N55$.

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

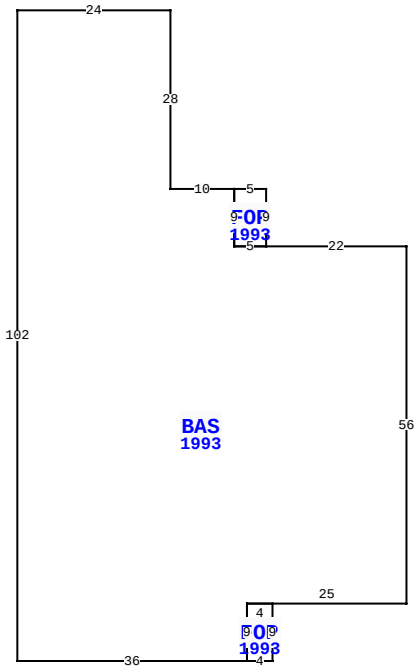
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	03	MASONRY 100
Common Wall		60 100
Story Height		14 100
RMS		6 100
Stories	0	0 100
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	4,718	100	4,718	439,638
FOP	36	30	11	1,025
FOP	45	30	14	1,305
TOTALS	4,799		4,743	441,968

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,743	73.8990	144.47	685,221	1972	1972	0	0	0	35.50	64.50

2 SCHOOL – 0% - 0 Heated Area: 4718 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

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
11	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	2,530	
12	0421	CL FNC 3'	0	0	0	0	250.00	LF	4.00	4.00	100	1980	1980	3	20	200	
13	0424	CL FNC 6'	0	0	0	0	1,330.00	LF	20.00	20.00	100	1980	1980	3	20	5,320	
14	0430	CL FNC 6B	0	0	0	0	760.00	LF	9.70	9.70	100	1980	1980	3	20	1,474	
15	0967	SPORTS FLR	0	0	107	110	11,770.00	SF	5.75	5.75	100	1989	1989	3	20	13,536	
16	0991	TENNIS CRT	0	0	0	0	3.00	UT	18,000.00	18,000.00	100	1995	1995	3	70	37,800	
17	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	1995	1995	3	39	5,920	
18	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	1995	1995	3	39	1,170	
19	0425	CL FNC 8'	0	0	0	0	150.00	LF	10.65	10.65	100	1995	1995	3	36	575	
20	0424	CL FNC 6'	0	0	0	0	1,629.00	LF	20.00	20.00	100	1995	1995	3	36	11,729	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FOP=[YR=1993] N9 W5 S9 E5 $ W5 N9 W10 N28 W24 S102 E36 FOP=[YR=1993] E4 N9 W4 S9 $ N9 E25 N56 $.

LAND DESCRIPTION

TOTAL OB/XF 80,254

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

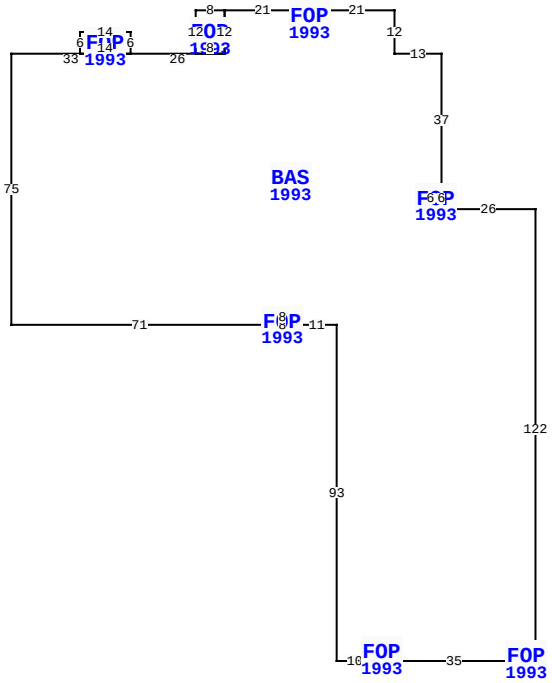
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	11	CLAY TILE 30
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		31 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		28 100
Stories	1.5	1.5 100
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	15,347	100	15,347	2,124,146
FOP	15	30	4	553
FOP	15	30	4	553
FOP	16	30	5	692
FOP	18	30	5	692
FOP	25	30	8	1,107
FOP	84	30	25	3,460
FOP	96	30	29	4,014
TOTALS	15,616		15,427	2,135,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	15,427	96.3200	188.31	2,905,058	1972	1990	0	0	0	26.50	73.50

3 SCHOOL – 0% - 0 Heated Area: 15347 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

EXTRA FEATURES

LN	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	0511	GARAGE CB-	0	0	12	30	360.00	SF	40.00	40.00	100	1995	1995	3	70	10,080	
22	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1995	1995	3	20	864	
23	0511	GARAGE CB-	0	0	41	22	902.00	SF	40.00	40.00	100	1995	1995	3	70	25,256	
24	0511	GARAGE CB-	0	0	16	24	384.00	SF	40.00	40.00	100	1995	1995	3	70	10,752	
25	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	1995	1995	3	23	690	
26	0681	POLE SHED	0	0	10	20	200.00	SF	15.00	15.00	100	1995	1995	3	23	690	
27	0754	FOP	0	0	0	0	3,928.00	SF	15.00	15.00	100	1995	1995	3	20	11,784	
28	0402	CONC BUMPE	0	0	0	0	23.00	UT	25.00	25.00	100	1995	1995	3	77	443	
29	0505	FLAGPOLE A	0	0	0	0	36.00	LF	50.00	50.00	100	1995	1995	3	20	360	
30	0803	ASPHALT C	0	0	0	0	57,227.00	SF	2.00	2.00	100	1995	1995	3	50	57,227	

TOTAL OB/XF 118,146

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FOP=[YR=1993] N6 W3 S6 E3$ W3 N6 E3 N37 W13 N12 W21 FOP=[YR=1993] W5 S3 E5 N3$ S3 W5 N3 W21 FOP=[YR=1993] W08 S12 E8 N12$ S12 W26 FOP=[YR=1993] N6 W14 S6 E14$ W33 S75 E71 FOP=[YR=1993] E8 N2 W8 S2$ N2 E8 S2 E11 S93 E10 FOP=[YR=1993] E5 N5 W5 S5$ N5 E5 S5 E35 FOP=[YR=1993] E5 N3 W5 S3$ N3 E5 N122$.

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

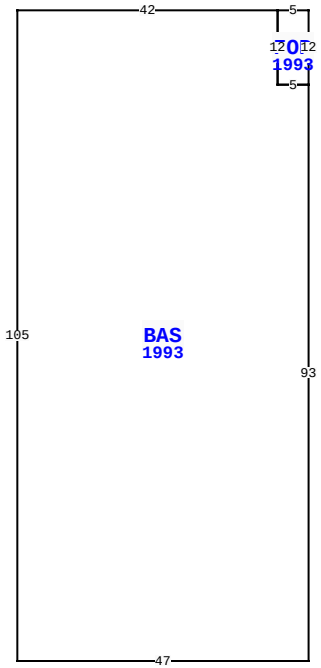
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Common Wall		30 100
Story Height		17 100
RMS		2 100
Stories	0	0 100
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	4,875	100	4,875	532,196
FOP	60	30	18	1,965
TOTALS	4,935		4,893	534,161

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,893	81.5184	159.37	779,797	1968	1980	0	0	0	31.50	68.50

4 SCHOOL – 0% - 0 Heated Area: 4875 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
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TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W5 BAS=[YR=1993] W42 S105 E47 N93 W5 N12$ S12 E5 N12$.

EXTRA FEATURES

LN	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
31	0972	ST LGHT UN	0	0	0	0	12.00	UT	2,530.00	2,530.00	100	1991	1991	3	29	8,804	
32	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00	100	1991	1991	3	29	1,740	
33	0430	CL FNC 6B	0	0	0	0	3,220.00	LF	9.70	9.70	100	1995	1995	3	36	11,244	
34	0463	FENCE GATE	0	0	0	0	9.00	UT	330.00	330.00	100	1997	1997	3	42	1,247	
35	0464	FNC GT 10'	0	0	0	0	18.00	UT	385.00	385.00	100	1997	1997	3	42	2,911	
36	0427	CL FNC 10'	0	0	0	0	1,221.00	LF	16.21	16.21	100	1990	1990	3	27	5,345	
37	0505	FLAGPOLE A	0	0	0	0	40.00	LF	50.00	50.00	100	1997	1997	3	20	400	
38	4950	BOLLARD	0	0	0	0	5.00	UT	100.00	100.00	100	2001	2001	3	100	500	
39	0400	CONC CURB	0	0	0	0	170.00	LF	15.00	15.00	100	2001	2001	3	85	2,168	
40	0998	T-CRT LGHT	0	0	0	0	2.00	UT	4,000.00	4,000.00	100	1997	1997	3	20	1,600	

TOTAL OB/XF 35,959

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

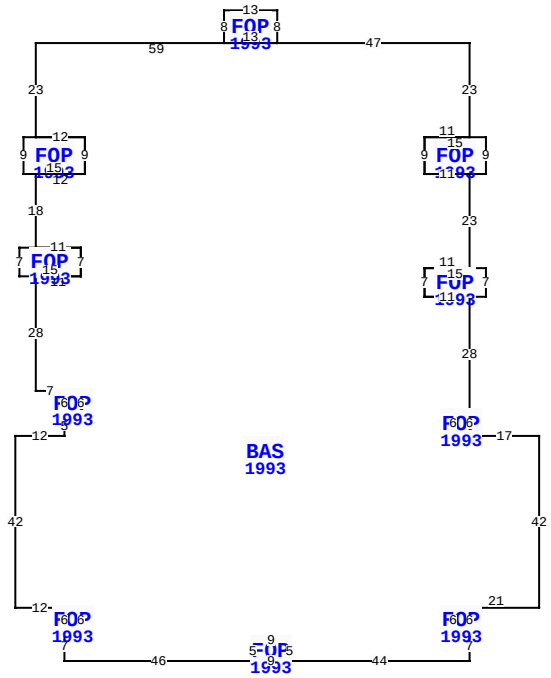
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		29 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		16 100
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	16,260	100	16,260	2,215,614
FOP	24	30	7	954
FOP	24	30	7	954
FOP	24	30	7	954
FOP	24	30	7	954
FOP	45	30	14	1,907
FOP	104	30	31	4,224
FOP	105	30	32	4,360
FOP	105	30	32	4,360
FOP	135	30	40	5,451
TOTALS	16,985		16,477	2,245,183

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	16,477	94.8300	185.39	3,054,671	1975	1990	0	0	0	26.50	73.50

5 SCHOOL – 0% - 0 Heated Area: 16260 HX Base Yr



** This building has 11 Sub-Areas

1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W47 FOP=[YR=1993] N8 W13 S8 E13 $ W59 S23 FOP=[YR=1993] W3 S9 E15 N9 W12 $ E12 S9 W12 S18 FOP=[YR=1993] W4 S7 E15 N7 W11 $ E11 S7 W11 S28 E7 FOP=[YR=1993] E4 S6 W4 N6 $ E4 S6 W4 S5 W12 S42 E12 FOP=[YR=1993] E4 S6 W4 N6 $E4 S6 W4 S7 E46 FOP=[YR=1993] E9 N5 W9 S5 $ N5 E9 S5 E44 N7 FOP=[YR=1993] N6 W4 S6 E4 $ W4 N6 E21 N42 W17 FOP=[YR=1993] W4 N6 E4 S6 $ W4 N6 E4 N28 FOP=[YR=1993] E4 N7 W15 S7 E11 $ W11 N7 E11 N23 FOP=[YR=1993] E4 N9 W15 S9 E11 $ W11 N9 E11 N23 $.

EXTRA FEATURES

LN	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
41	9001	CONTANR 40	0	0	0	0	2.00	UT	1,400.00	1,400.00	100	1990	1990	3	100	2,800	
42	0940	SHEDS/PORT	0	0	20	12	240.00	SF	18.30	18.30	100	1990	1990	3	20	878	
43	0940	SHEDS/PORT	0	0	16	8	128.00	SF	30.00	30.00	100	1990	1990	3	20	768	
44	0350	CARPORT WD	0	0	16	8	128.00	SF	13.00	13.00	100	1990	1990	3	20	333	
45	0511	GARAGE CB-	0	0	28	16	448.00	SF	40.00	40.00	100	1980	1980	3	32.5	5,824	
46	0350	CARPORT WD	0	0	28	8	224.00	SF	13.00	13.00	100	1980	1980	3	20	582	
47	1123	CB 8"	0	0	112	2	224.00	SF	6.15	6.15	100	2001	2001	3	80	1,102	
48	1127	BRICK 8"	0	0	34	9	306.00	SF	11.00	11.00	100	2001	2001	3	94	3,164	
49	1123	CB 8"	0	0	34	9	306.00	SF	6.15	6.15	100	2001	2001	3	80	1,506	
50	1126	CB/STC 8"	0	0	206	3	618.00	SF	8.00	8.00	100	2003	2003	3	83	4,104	

LAND DESCRIPTION

TOTAL OB/XF 21,061

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

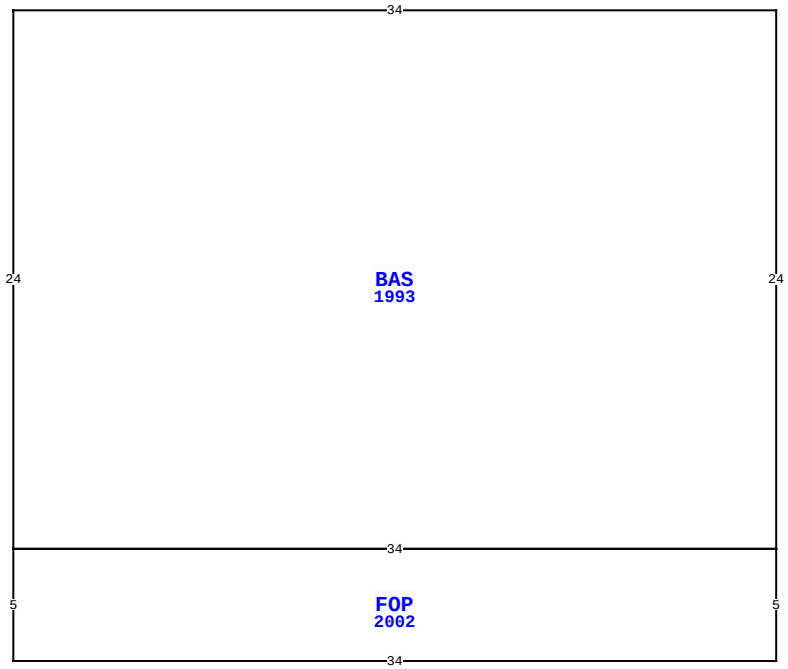
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
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	816	100	816	88,318
FOP	170	30	51	5,520
TOTALS	986		867	93,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	68.9850	134.87	116,932	1973	1973	0	0	0	19.75	80.25

7 SCHOOL – 0% - 0 Heated Area: 816 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

EXTRA FEATURES

LN	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
51	1242	WD DECK A	0	0	15	8	120.00	SF	15.00	15.00	100	2003	2003	3	21	378	
52	0511	GARAGE CB-	0	0	24	16	384.00	SF	80.00	80.00	100	2003	2003	3	83	25,498	
53	0819	CONC 12"	0	0	52	7	364.00	SF	4.75	4.75	100	2003	2003	3	83	1,435	
54	0964	HALON SYST	0	0	16	4	64.00	SF	50.00	50.00	100	2001	2001	3	80	2,560	
55	0966	FIRE SPRNK	0	0	0	0	26,860.00	SF	3.00	3.00	100	2001	2001	3	80	64,464	
56	6002	EL ROLL DR	0	0	0	0	4.00	UT	900.00	900.00	100	2001	2001	3	20	720	
57	6002	EL ROLL DR	0	0	0	0	4.00	UT	1,800.00	1,800.00	100	2001	2001	3	20	1,440	
58	0383	FREEZER	0	0	16	14	224.00	SF	105.00	105.00	100	2001	2001	3	48	11,290	
59	0381	COOLER	0	0	16	12	192.00	SF	82.50	82.50	100	2001	2001	3	48	7,603	

LAND DESCRIPTION

TOTAL OB/XF 115,388

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

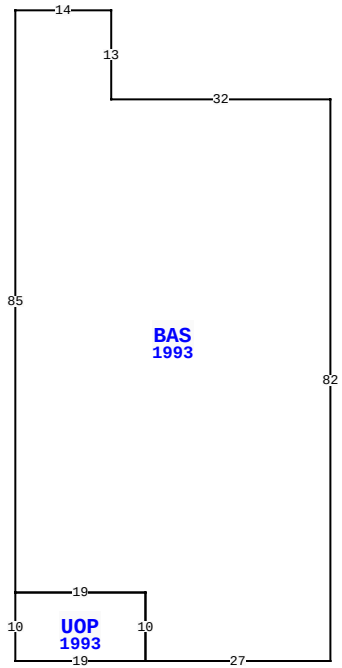
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
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	3,764	100	3,764	438,816
UOP	190	20	38	4,430
TOTALS	3,954		3,802	443,246

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	3,802	90.3516	176.64	671,585	1975	1975	0	0	0	34.00	66.00

11 SCHOOL – 0% - 0 Heated Area: 3764 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 N13 W14 S85 UOP=[YR=1993] S10 E19 N10 W19 $ E19 S10 E27 N82 $.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

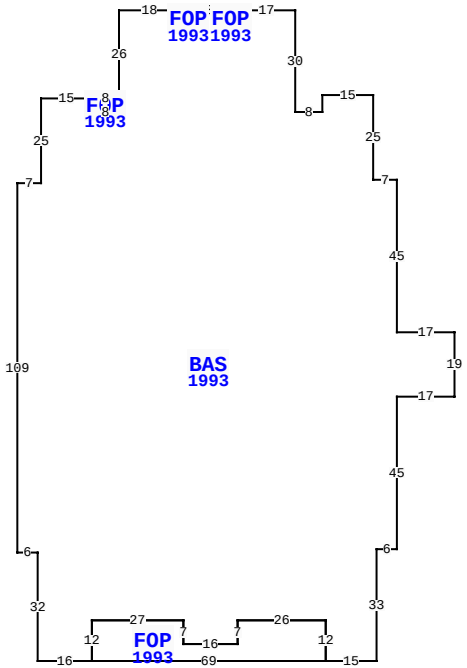
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	04	NONE 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		44 100
Frame	05	STEEL 100
Story Height		36 100
RMS		12 100
Stories	1.	1. 100
Units		0 100
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	18,724	100	18,724	3,752,556
FOP	20	30	6	1,202
FOP	25	30	8	1,603
FOP	32	30	10	2,004
FOP	716	30	215	43,089
TOTALS	19,517		18,963	3,800,454

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	18,963	140.4300	274.54	5,206,102	1989	1989	0	0	0	27.00	73.00

12 SCHOOL – 0% - 0 Heated Area: 18724 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 N45 W7 N25 W15 S5 W8 N30 W17 FOP=[YR=1993] W4 S5 E4 N5 $ S5 W4 N5 W8 FOP=[YR=1993] W5 S5 E5 N5 $ S5 W5 N5 W18 S26 FOP=[YR=1993] W8 S4 E8 N4 $ S4 W8 N4 W15 S25 W7 S109 E6 S32 E16 FOP=[YR=1993] E69 N12 W26 S7 W16 N7 W27 S12 $ N12 E27 S7 E16 N7 E26 S12 E15 N33 E6 N45 E17 N19 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

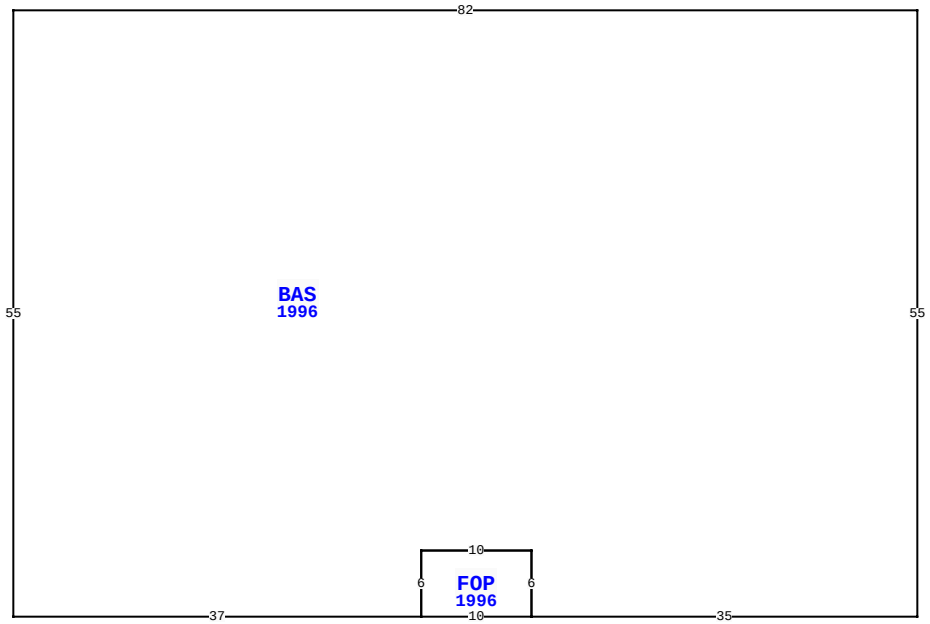
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
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	4,450	100	4,450	602,342
FOP	60	30	18	2,436
TOTALS	4,510		4,468	604,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,468	91.4022	178.69	798,387	1994	1994	0	0	0	24.25	75.75

13 SCHOOL – 0% - 0 Heated Area: 4450 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W82 S55 E37 FOP=[YR=1996] E10 N6 W10 S6 $ N6 E10 S6 E35 N55 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

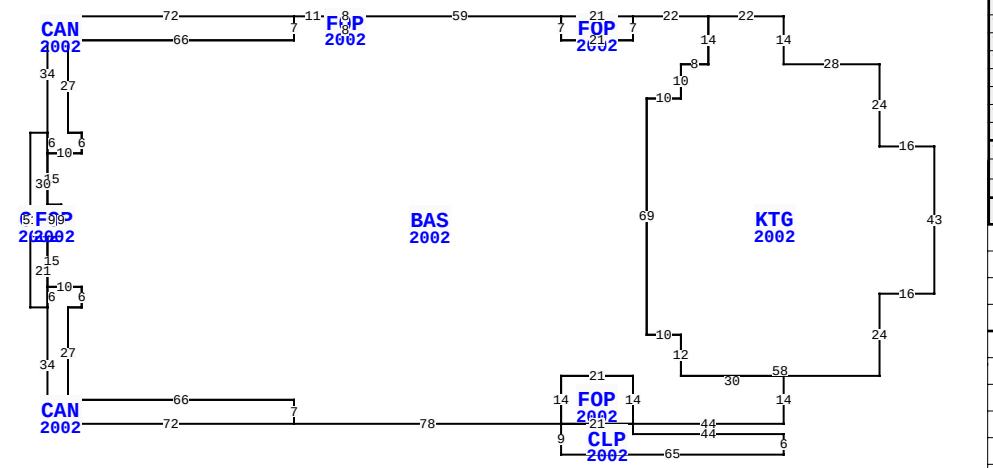
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	07	CORK/VTILE 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		58 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	19,896	100	19,896	4,191,174
CAN	726	30	218	45,922
CAN	726	30	218	45,922
CLP	255	30	76	16,009
CLP	453	30	136	28,649
FOP	32	30	10	2,107
FOP	36	30	11	2,318
FOP	147	30	44	9,268
FOP	294	30	88	18,538
KTG	6,964	125	8,705	1,833,744
TOTALS	29,529		29,402	6,193,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	29,402	121.0680	236.69	6,959,159	2001	2001	0	0	0	11.00	89.00

14 SCHOOL – 0% - 0 Heated Area: 26860 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

KTG=[YR=2002] W16 N24 W28 N14 W22 BAS=[YR=2002] W22 FOP=[YR=2002] W21 S7 E21 N7$ S7 W21 N7 W59 FOP=[YR=2002] W8 S4 E8 N4$ S4 W8 N4 W11 CAN=[YR=2002] W72 S34 CLP=[YR=2002] W5 S51 E5 CAN=[YR=2002] S34 E72 N7 W66 N27 E4 N6 W10 S6$ N21 FOP=[YR=2002] E4 N9 W4 S9$ N30$ S6 E10 N6 W4 N27 E66 N7$ S7 W66 S27 E4 S6 W10 S15 E4 S9 W4 S15 E10 S6 W4 S27 E66 S7 E78 CLP=[YR=2002] S9 E65 N6 W44 N3 FOP=[YR=2002] N14 W21 S14 E21$ W21$ N14 E21 S14 E44 N14 W30 N12 W10 N69 E10 N10 E8 N14 $ S14 W8 S10 W10 S69 E10 S12 E58 N24 E16 N43$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

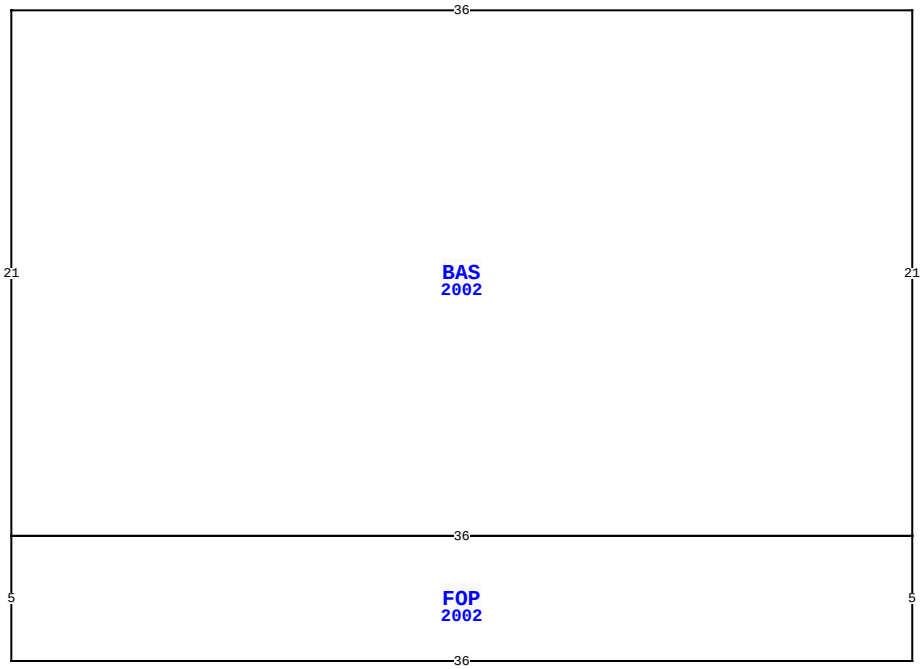
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	0	0 100
Units		0 100
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	756	100	756	86,158
FOP	180	30	54	6,154
TOTALS	936		810	92,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	810	68.9850	134.87	109,245	1990	1990	0	0	0	15.50	84.50

15 SCHOOL – 0% - 0 Heated Area: 756 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 S21 FOP=[YR=2002] S5 E36 N5 W36$ E36 N21$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

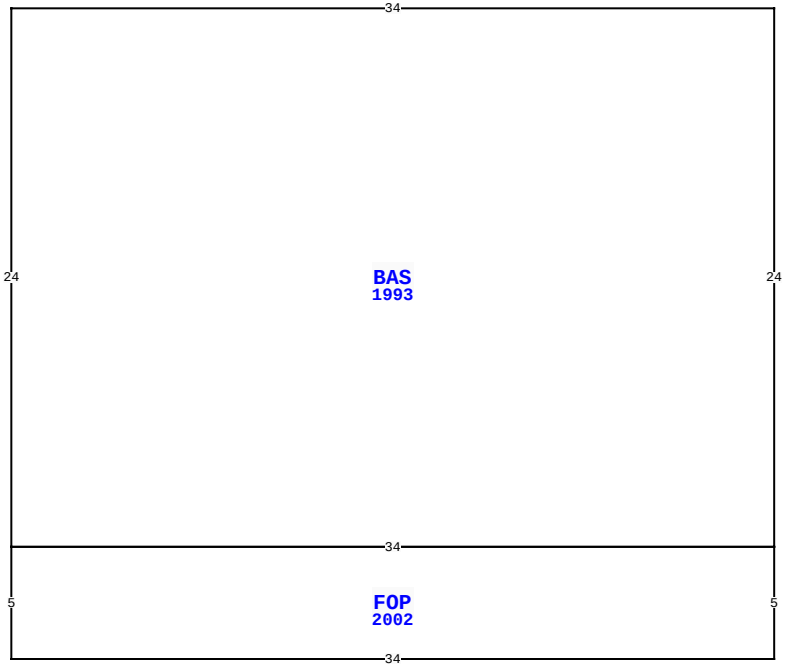
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
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	816	100	816	92,996
FOP	170	30	51	5,812
TOTALS	986		867	98,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	68.9850	134.87	116,932	1990	1990	0	0	0	15.50	84.50

16 SCHOOL – 0% - 0 Heated Area: 816 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

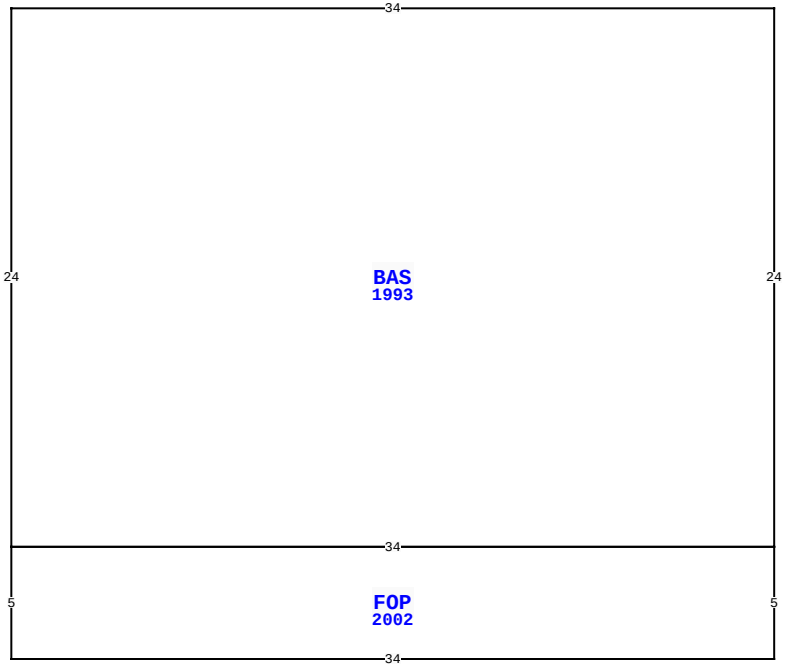
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
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	816	100	816	88,318
FOP	170	30	51	5,520
TOTALS	986		867	93,838

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	68.9850	134.87	116,932	1973	1973	0	0	0	19.75	80.25

17 SCHOOL – 0% - 0 Heated Area: 816 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 13 of 19 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

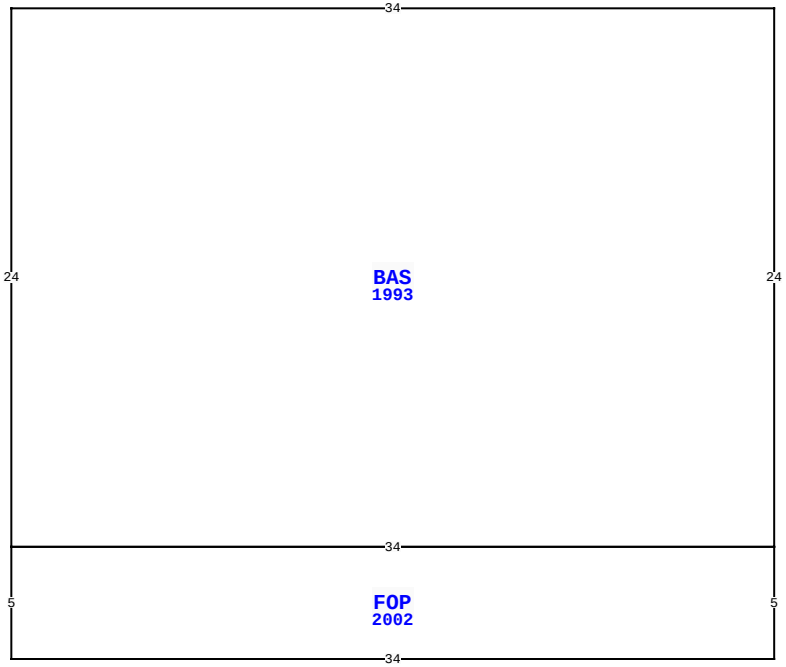
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
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	816	100	816	94,264
FOP	170	30	51	5,891
TOTALS	986		867	100,156

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	69.9300	136.71	118,528	1990	1990	0	0	0	15.50	84.50

18 SCHOOL – 0% - 0 Heated Area: 816 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
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ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
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NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

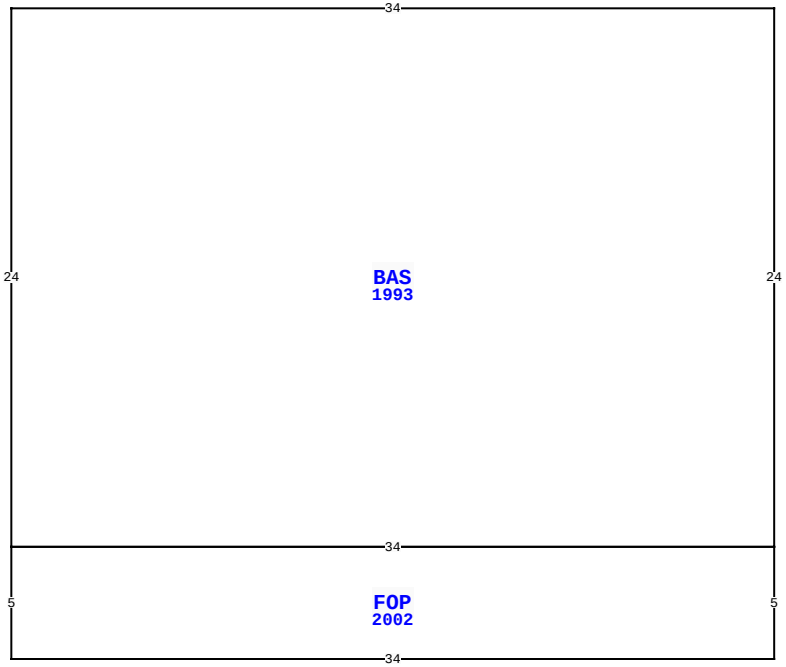
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
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	816	100	816	92,996
FOP	170	30	51	5,812
TOTALS	986		867	98,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	68.9850	134.87	116,932	1990	1990	0	0	0	15.50	84.50

19 SCHOOL – 0% - 0 Heated Area: 816 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

1 WARRIOR DR, CALLAHAN

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
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ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

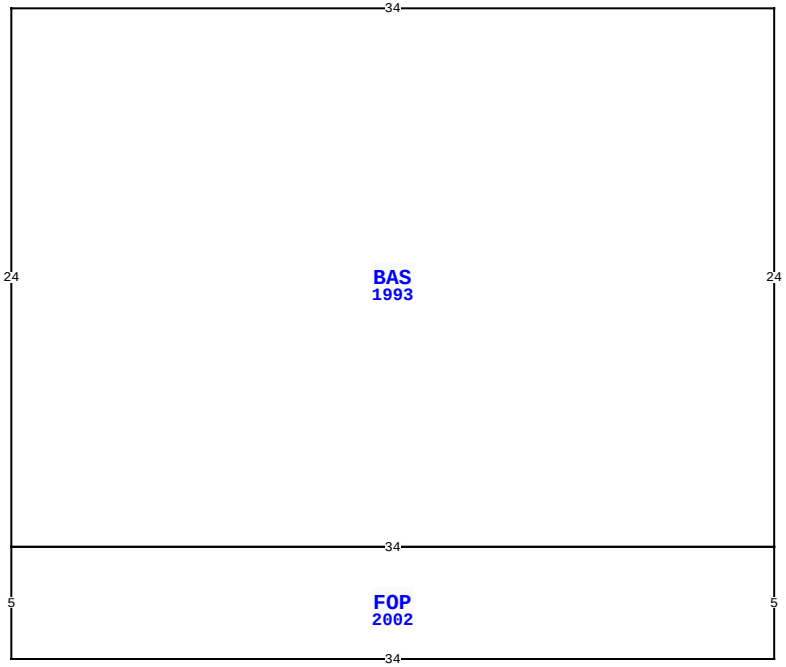
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
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	816	100	816	92,996
FOP	170	30	51	5,812
TOTALS	986		867	98,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	68.9850	134.87	116,932	1990	1990	0	0	0	15.50	84.50

20 SCHOOL – 0% - 0 Heated Area: 816 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

1 WARRIOR DR, CALLAHAN

NASSAU COUNTY PROPERTY

PAGE 16 of 19 1

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		21,002,215
TOTAL MARKET OB/XF VALUE		636,000
TOTAL LAND VALUE - MARKET		1,352,500
TOTAL MARKET VALUE		22,990,715
SOH/AGL Deduction		7,129,877
ASSESSED VALUE		15,860,838
TOTAL EXEMPTION VALUE	01	15,860,838
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		22,990,715
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,352,500 Market: 0 Agricultural: 0 Common: 1,352,500 PRINTED 08/06/2024 BY SYS

BLOCKS 6 7 10 INCL ALL LOTS &
BLOCK 8 PT OF LOTS 5 & 12
ALL LOTS 6 THRU 11 &

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

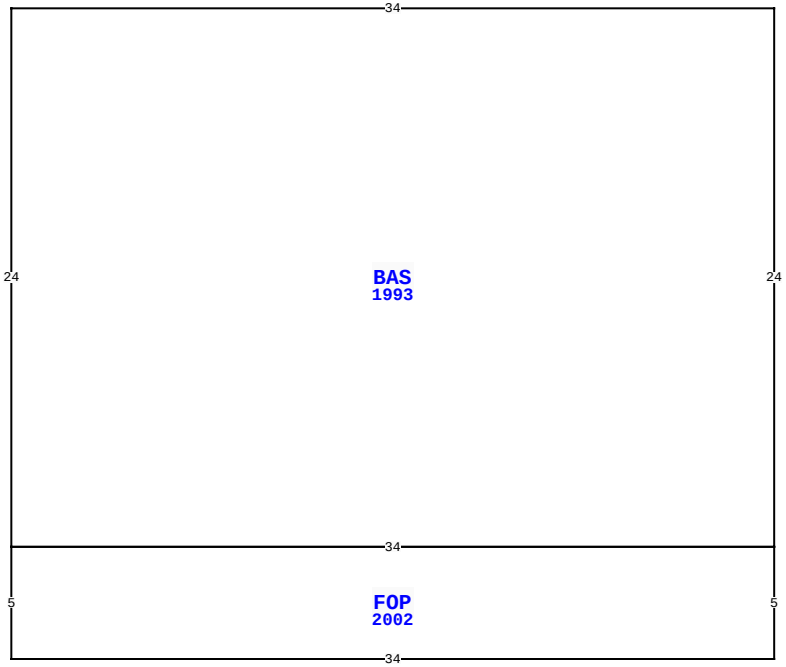
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		0 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
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	816	100	816	92,996
FOP	170	30	51	5,812
TOTALS	986		867	98,808

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	867	68.9850	134.87	116,932	1990	1990	0	0	0	15.50	84.50

21 SCHOOL – 0% - 0 Heated Area: 816 HX Base Yr



1 WARRIOR DR, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		23,068,471

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S24 FOP=[YR=2002] S5 E34 N5 W34$ E34 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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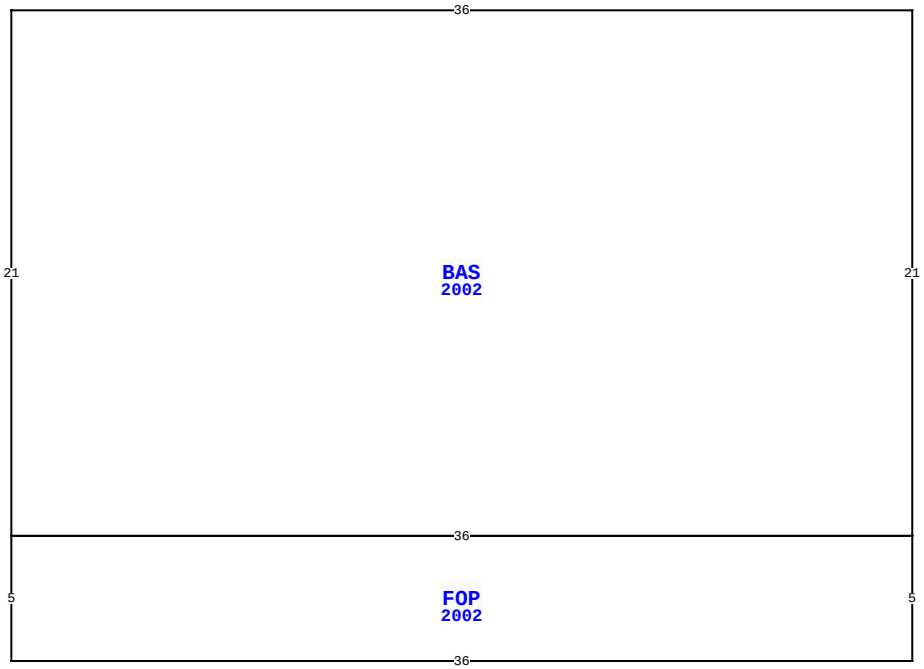
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	756	100	756	86,158
FOP	180	30	54	6,154
TOTALS	936		810	92,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	810	68.9850	134.87	109,245	1990	1990	0	0	0	15.50	84.50

22 SCHOOL – 0% - 0 Heated Area: 756 HX Base Yr



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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W36 S21 FOP=[YR=2002] S5 E36 N5 W36$ E36 N21$.

EXTRA FEATURES

LN	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

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH 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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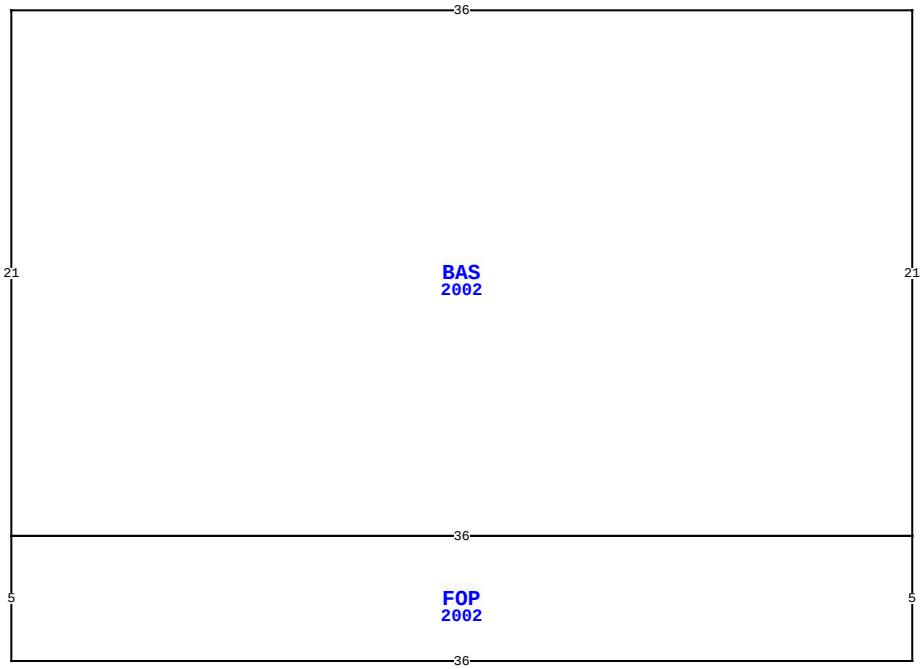

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NASSAU COUNTY PROPERTY

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