BLOCK 11 LOTS 1 2 3 4 8 9 &
PT OF LOTS 5 6 & 7
BLOCK 5 LOTS 1 5 & PT 2 3 & 4

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

2024

29-2N-25-3200-0011-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	07
NEIGHBORHOOD/LOC	7001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

FIFTH AVE, CALLAHAN

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 1	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		292,725
TOTAL MARKET VALUE		292,725
SOH/AGL Deduction		213,082
ASSESSED VALUE		79,643
TOTAL EXEMPTION VALUE	01	79,643
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		292,725
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		292,725

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2259/0913	8/20/2018	QC	U	V	11	100

GRANTOR: TOWN OF CALLAHAN
GRANTEE: SCHOOL BOARD OF NAS

BUILDING NOTES

BUILDING DIMENSIONS

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
1	008000	C	VAC GVRNMNTL	0		PBLC	0.00	0.00	292,725.00	SF		1.00	1.00	1.00	1.00	1.00	292,725							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 0.00 Total Land Value: 292,725 Market: 0 Agricultural: 0 Common: 292,725 PRINTED 08/06/2024 BY SYS