

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

42-2N-27-0000-0001-0140

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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		19	COMMON BRK 100		7201	04	5,976	124.7148	243.82	1,457,068	2003				0	0	17.50	82.50	VALUATION BY					STANDARD															
Roof Structure		10	STEEL FRME 100		4 SCHOOL - 0% - 0															Heated Area: 5976					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		03	COMP SHNGL 100		72 83 72 83 BAS 2003															BUILDING MARKET VALUE					59,265,740														
Interior Wall		01	MINIMUM 100																	TOTAL MARKET OB/XF VALUE					2,717,146														
Interior Floo		07	CORK/VTILE 100																	TOTAL LAND VALUE - MARKET					7,378,400														
Ceiling		01	FIN.SUSPD 100																	TOTAL MARKET VALUE					69,361,286														
Air Condition		06	ENG CENTRL 100																	SOH/AGL Deduction					22,630,898														
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					46,730,388														
Fixtures			9 100																	TOTAL EXEMPTION VALUE					01					46,730,388									
Frame		04	REIN CONC 100																	BASE TAXABLE VALUE										0									
Story Height			14 100																	TOTAL JUST VALUE										69,361,286									
RMS			18 100																	NCON VALUE										0									
Stories		1.	1. 100		INCOME VALUE																																		
Units			0 100		PREVIOUS YEAR MKT VALUE										68,471,544																								
Occupancy		00	NONE 100																																				
Quality		05	Quality Level 05																																				
DOR CODE		8300	PUBLIC SCHOOLS																																				
MAP NUM			MKT AREA		04																																		
NEIGHBORHOOD/LOC		4053.00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	5,976	100	5,976	1,202,081																																			
TOTALS					5,976		5,976	1,202,081	BLD DATE					LGL DATE					06/21/2024					TD															
EXTRA FEATURES					85439 MINER RD, YULEE					XF DATE					LAND 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																							
33	0812	CONCRETE C	0	0	0	26,130.00	SF	4.00	4.00	100	2006	2006	3	87	90,932																								
34	0812	CONCRETE C	0	0	0	8,867.00	SF	4.00	4.00	100	2006	2006	3	87	30,857																								
35	0921	CWALL-CC P	0	0	0	382.00	LF	660.00	660.00	100	2006	2006	3	86.5	218,084																								
36	0461	IRON FENCE	0	0	0	502.00	SF	8.50	8.50	100	2006	2006	3	90	3,840																								
37	0463	FENCE GATE	0	0	0	18.00	UT	1,050.00	1,050.00	100	2006	2006	3	69	13,041																								
38	0424	CL FNC 6'	0	0	0	9,025.00	LF	20.00	20.00	100	2006	2006	3	69	124,545																								
39	0463	FENCE GATE	0	0	0	7.00	UT	300.00	300.00	100	2006	2006	3	69	1,449																								
40	0463	FENCE GATE	0	0	0	7.00	UT	300.00	300.00	100	2006	2006	3	69	1,449																								
41	0505	FLAGPOLE A	0	0	0	30.00	LF	50.00	50.00	100	2006	2006	3	27	405																								
42	0400	CONC CURB	0	0	0	153.00	LF	15.00	15.00	100	2006	2006	3	90	2,066																								
LAND DESCRIPTION										TOTAL OB/XF										486,668																			
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															

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REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,378,400 Market: 0 Agricultural: 0 Common: 7,378,400 PRINTED 08/06/2024 BY SYS

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CONSTRUCTION										VALUATION SUMMARY										PAGE 16 of 21																																															
ELEMENT	CD	15	20	10	03	05	01	07	01	05	04	03	1.	00	04	8300	MAP NUM	NEIGHBORHOOD/LOC	AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE	TOTALS	42,300	36,499	6,444,109	EXTRA FEATURES																																							
Exterior Wall	15	CONC BLOCK 60	20	FACE BRICK 40	10	STEEL FRME 100	03	COMP SHNGL 100	05	DRYWALL 70	01	MINIMUM 30	07	CORK/VTILE 100	01	FIN.SUSPD 100	05	CHILL WTR 100	04	AIR DUCTED 100	83	100	03	MASONRY 100	11	100	38	100	1.	1. 100	0	100	00	NONE 100	04	Quality Level 04	8300	PUBLIC SCHOOLS	MAP NUM	MKT AREA	04	4053.00	BAS	35,110	100	35,110	6,198,873	CAN	3,350	30	1,005	177,439	UAT	3,840	10	384	67,797	85439 MINER RD, YULEE									
										Heated Area: 35494										HX Base Yr																																															
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