



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floor	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS

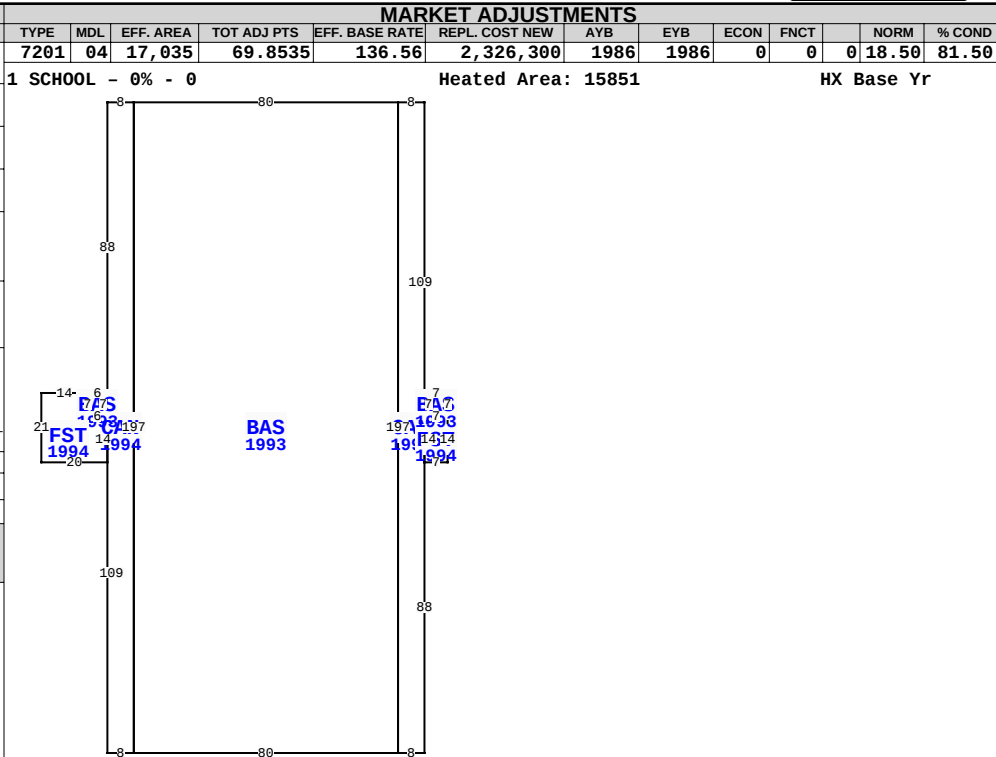
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	42	100	42	4,675
BAS	49	100	49	5,453
BAS	15,760	100	15,760	1,754,032
CAN	1,576	30	473	52,643
CAN	1,576	30	473	52,643
FST	98	50	49	5,453
FST	378	50	189	21,035

TOTALS	19,479		17,035	1,895,934
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	0	40	5	200.00	SF	4.00
2	0351	CARPORT MT	0	0	50	60	3,000.00	SF	10.00
3	0803	ASPHALT C	0	0	0	0	51,782.00	SF	2.00
4	0810	CONCRETE A	0	0	32	5	160.00	SF	6.50
5	0819	CONC 12"	0	0	74	5	370.00	SF	9.50
6	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00
8	0400	CONC CURB	0	0	0	0	2,673.00	LF	15.00
9	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00
10	0810	CONCRETE A	0	0	69	5	345.00	SF	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	008300	C	SCHOOL	0		OR	0.00	0.00	22.06



900 GOODBREAD DR, YULEE

BLD DATE	07/17/2017	KK
XF DATE		
INC DATE		

LGL DATE	
LAND DATE	06/21/2024
AG DATE	

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 9
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		11,797,606	
TOTAL MARKET OB/XF VALUE		274,259	
TOTAL LAND VALUE - MARKET		1,764,800	
TOTAL MARKET VALUE		13,836,665	
SOH/AGL Deduction		1,362,464	
ASSESSED VALUE		12,474,201	
TOTAL EXEMPTION VALUE		01	12,474,201
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		13,836,665	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		14,367,079	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1586/0990	9/24/2008	WD U	V		07
GRANTOR: GOODBREAD CLYDE L & J					
GRANTEE: SCHOOL BOARD OF NAS					
1573/0922	6/17/2008	WD U	V		03
GRANTOR: GOODBREAD CLYDE L & J					
GRANTEE: NASSAU COUNTY SCHOO					

BUILDING NOTES									
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BUILDING DIMENSIONS									
CAN=[YR=1994] W8 BAS=[YR=1993] W80 CAN=[YR=1994] W8 S88 BAS=[YR=1993] W6 FST=[YR=1994] W14 S21 E20 N14 W6 N7 \$ S7 E6 N7\$ S109 E8 N197\$ S197 E80 N197\$ S197 E8 N88 FST=[YR=1994] E7 N14 BAS=[YR=1993] N7 W7 S7 E7\$ W7 S14\$ N109\$.									

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

50-3N-27-0000-0001-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 2 of 9																																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																									
Exterior Wall	15	CONC BLOCK 80								7201	04	9,108	73.7352	144.15	1,312,918	1986	1986	0	0	0	0	18.50	81.50	VALUATION BY																																							
Exterior Wall	17	CB STUCCO 20								2 SCHOOL - 0% - 0														Heated Area: 7795								HX Base Yr								Tax Group: 4								Tax Dist:								STANDARD							
Roof Structur	09	RIDGE FRME 100																														BUILDING MARKET VALUE								11,797,606																							
Roof Cover	02	ROLL COMP 100																														TOTAL MARKET OB/XF VALUE								274,259																							
Interior Wall	01	MINIMUM 100																														TOTAL LAND VALUE - MARKET								1,764,800																							
Interior Floo	07	CORK/VTILE 100																														TOTAL MARKET VALUE								13,836,665																							
Ceiling	01	FIN.SUSPD 100																														SOH/AGL Deduction								1,362,464																							
Air Condition	03	CENTRAL 100																														ASSESSED VALUE								12,474,201																							
Heating Type	04	AIR DUCTED 100																														TOTAL EXEMPTION VALUE								01								12,474,201															
Fixtures	7	100																														BASE TAXABLE VALUE								0																							
Frame	03	MASONRY 100																														TOTAL JUST VALUE								13,836,665																							
Story Height		10 100																														NCON VALUE								0																							
RMS		8 100																														INCOME VALUE																															
Stories	1.	1. 100																														PREVIOUS YEAR MKT VALUE								14,367,079																							
Units		0 100																																																													
BUD8 Adjustme	04	DIST 01 100																																																													
Occupancy	00	NONE 100																																																													
Quality	03	Quality Level 03																																																													
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	7,795	100	7,795	915,774																																																											
CAN	1,934	30	580	68,140																																																											
CAN	2,414	30	724	85,057																																																											
PTO	180	5	9	1,057																																																											
TOTALS	12,323		9,108	1,070,028																																																											
EXTRA FEATURES					900 GOODBREAD DR, YULEE										BLD DATE		07/17/2017		KK		LGL DATE				06/21/2024		TD																																				
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	0810	CONCRETE A	0	0	50	6			300.00	SF	6.50				6.50	100	1986	1986	3	49.5		965																																									
12	0400	CONC CURB	0	0	0	0			731.00	LF	15.00				15.00	100	1986	1986	3	60		6,579																																									
13	0424	CL FNC 6'	0	0	0	0			691.00	LF	20.00				20.00	100	1986	1986	3	23		3,179																																									
14	0803	ASPHALT C	0	0	0	0			30,622.00	SF	2.00				2.00	100	1986	1986	3	50		30,622																																									
15	0803	ASPHALT C	0	0	0	0			26,518.00	SF	2.00				2.00	100	1986	1986	3	50		26,518																																									
16	0467	FNC GT 25'	0	0	0	0			1.00	UT	875.00				875.00	100	1986	1986	3	23		201																																									
17	4950	BOLLARD	0	0	0	0			28.00	UT	100.00				100.00	100	1986	1986	3	100		2,800																																									
18	0400	CONC CURB	0	0	0	0			1,876.00	LF	15.00				15.00	100	2000	2000	3	84		23,638																																									
19	0467	FNC GT 25'	0	0	0	0			1.00	UT	875.00				875.00	100	1986	1986	3	23		201																																									
20	0466	FNC GT 20'	0	0	0	0			1.00	UT	750.00				750.00	100	1986	1986	3	23		173																																									
LAND DESCRIPTION										TOTAL OB/XF										94,876																																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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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1201 ATLANTIC AVENUE
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[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 5 of 9																																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																					
Exterior Wall	15	CONC BLOCK 80								7201	04	8,936	77.4220	151.36	1,352,553	1986	1986		0	0	18.50	81.50	VALUATION BY																																				
Exterior Wall	17	CB STUCCO 20								5 SCHOOL - 0% - 0										Heated Area: 8480										HX Base Yr										STANDARD																			
Roof Structur	09	RIDGE FRME 100																												Tax Group: 4										Tax Dist:																			
Roof Cover	02	ROLL COMP 100																												BUILDING MARKET VALUE										11,797,606																			
Interior Wall	01	MINIMUM 100																												TOTAL MARKET OB/XF VALUE										274,259																			
Interior Floo	14	CARPET 70																												TOTAL LAND VALUE - MARKET										1,764,800																			
Interior Floo	07	CORK/VTILE 30																												TOTAL MARKET VALUE										13,836,665																			
Ceiling	01	FIN.SUSPD 100																												SOH/AGL Deduction										1,362,464																			
Air Condition	03	CENTRAL 100																												ASSESSED VALUE										12,474,201																			
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE										01										12,474,201									
Fixtures	04	7 100																												BASE TAXABLE VALUE										0																			
Frame	03	MASONRY 100																												TOTAL JUST VALUE										13,836,665																			
Story Height		11 100																												NCON VALUE										0																			
RMS		8 100																												INCOME VALUE																													
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE										14,367,079																			
Units		0 100																																																									
BUD8 Adjustme	04	DIST 01 100																																																									
Occupancy	00	NONE 100																																																									
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MAP NUM			MKT AREA																																				04																				
NEIGHBORHOOD/LOC	4053.00																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																							
BAS	8,480	100	8,480	1,046,079																																																							
CAN	1,520	30	456	56,251																																																							
TOTALS										10,000		8,936	1,102,331		BLD DATE 07/17/2017 KK										LGL DATE										06/21/2024 TD																								
EXTRA FEATURES										900 GOODBREAD DR, YULEE										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																																										
41	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	1986	1986	3	49.5	193																																											
42	0810	CONCRETE A	0	0	0	0	424.00	SF	6.50	6.50	100	1986	1986	3	49.5	1,364																																											
43	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2000	2000	3	20	300																																											
44	0810	CONCRETE A	0	0	29	5	145.00	SF	6.50	6.50	100	1986	1986	3	49.5	467																																											
45	0810	CONCRETE A	0	0	0	0	156.00	SF	6.50	6.50	100	2000	2000	3	79	801																																											
46	0462	ST/AL FNC	0	0	32	6	192.00	SF	10.00	10.00	100	1986	1986	3	20	384																																											
47	0464	FNC GT 10'	0	0	0	0	2.00	UT	437.50	437.50	100	1986	1986	3	23	201																																											
48	0810	CONCRETE A	0	0	25	6	150.00	SF	6.50	6.50	100	1986	1986	3	49.5	483																																											
49	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1986	1986	3	24	108																																											
50	1123	CB 8"	0	0	49	8	392.00	SF	6.15	6.15	100	1986	1986	3	49.5	1,193																																											
LAND DESCRIPTION										TOTAL OB/XF										5,494																																							
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																																			

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

50-3N-27-0000-0001-0030

REVIEW DATE 02/01/2024 BY KBA Total Acres: 22.06 Total Land Value: 1,764,800 Market: 0 Agricultural: 0 Common: 1,764,800 PRINTED 08/06/2024 BY SYS

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1201 ATLANTIC AVENUE
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