PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 1981/109
BEING "SCHOOL SITE" PARCEL

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

2024

50-3N-27-0000-0001-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

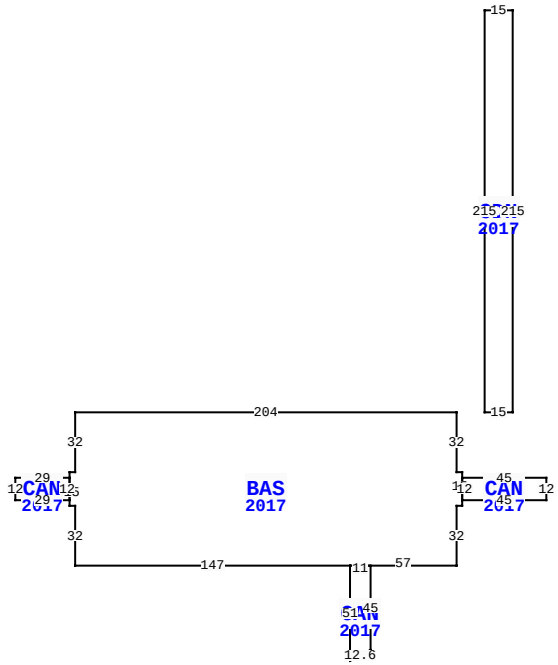
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		46 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		37 100
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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	16,836	100	16,836	2,508,388
CAN	348	30	104	15,495
CAN	528	30	158	23,541
CAN	540	30	162	24,137
CDN	3,225	35	1,129	168,209
TOTALS	21,477		18,389	2,739,769

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	18,389	79.8000	156.01	2,868,868	2017	2017	0	0	0	4.50	95.50

1 SCHOOL – 0% - 0 Heated Area: 16836 HX Base Yr



BLD DATE	05/26/2022 KKHS	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

550 CURIOSITY AVE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,566,603
TOTAL MARKET OB/XF VALUE		1,035,459
TOTAL LAND VALUE - MARKET		3,436,250
TOTAL MARKET VALUE		27,038,312
SOH/AGL Deduction		3,268,581
ASSESSED VALUE		23,769,731
TOTAL EXEMPTION VALUE	01	23,769,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,038,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,861,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1981/0109	7/09/2014	SW	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: DISTRICT SCHOOL BOA						
1927/0111	7/09/2014	WD	U	V	18	100
GRANTOR: TERRAPOINTE LLC						
GRANTEE: DISTRICT SCHOOL BOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W204 S32 W3 S3 CAN=[YR=2017] W29 S12 E29 N12$ S15 E3 S32 E147 CAN=[YR=2017] S51 R11 U6 N45 W11$ E57 N32 E3 N3 CAN=[YR=2017] E45 N12 W45 S12$ N15 W3 N32$ PTR= E15 CDN=[YR=2017] E15 N215 W15 S215$ W15$.

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
1	0803	ASPHALT C	0	0	0	0	72,090.00	SF	2.00	2.00	100	2017	2017	3	80	115,344	
2	0812	CONCRETE C	0	0	0	0	16,208.00	SF	4.00	4.00	100	2017	2017	3	97	62,887	
3	0400	CONC CURB	0	0	0	0	3,371.00	LF	15.00	15.00	100	2017	2017	3	98	49,554	
4	1128	BRICK 12"	0	0	0	0	215.00	SF	14.00	14.00	100	2017	2017	3	99	2,980	
5	0972	ST LGHT UN	0	0	0	0	13.00	UT	2,530.00	2,530.00	100	2017	2017	3	92	30,259	
6	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2017	2017	3	92	920	
7	0424	CL FNC 6'	0	0	0	0	420.00	LF	20.00	20.00	100	2017	2017	3	92	7,728	
8	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2017	2017	3	92	828	
9	0812	CONCRETE C	0	0	108	64	6,912.00	SF	4.00	4.00	100	2017	2017	3	97	26,819	
10	0424	CL FNC 6'	0	0	0	0	166.00	LF	20.00	20.00	100	2017	2017	3	92	3,054	

TOTAL OB/XF 300,373

LAND DESCRIPTION

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	008300	C	SCHOOL	0		PD -	E 0.00	0.00	27.49	AC		1.00	1.00	1.00	125,000.00	125,000.00	3,436,250							

REVIEW DATE 05/26/2022 BY KKHS Total Acres: 27.49 Total Land Value: 3,436,250 Market: 0 Agricultural: 0 Common: 3,436,250 PRINTED 08/06/2024 BY SYS

PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 1981/109
BEING "SCHOOL SITE" PARCEL

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

2024

50-3N-27-0000-0001-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

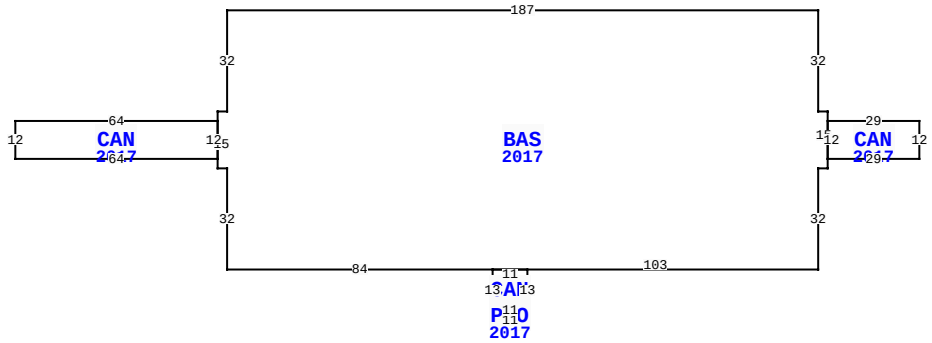
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		34 100
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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,442	100	15,442	2,293,176
CAN	143	30	43	6,386
CAN	348	30	104	15,444
CAN	768	30	230	34,156
PTO	33	5	2	297
TOTALS	16,734		15,821	2,349,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	15,821	79.5400	155.50	2,460,166	2017	2017	0	0	0	4.50	95.50

2 SCHOOL – 0% - 0 Heated Area: 15442 HX Base Yr



550 CURIOSITY AVE DR, YULEE

BLD DATE	05/26/2022	KKHS	LGL DATE		
XF DATE			LAND DATE	06/21/2024	TD
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,566,603
TOTAL MARKET OB/XF VALUE		1,035,459
TOTAL LAND VALUE - MARKET		3,436,250
TOTAL MARKET VALUE		27,038,312
SOH/AGL Deduction		3,268,581
ASSESSED VALUE		23,769,731
TOTAL EXEMPTION VALUE	01	23,769,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,038,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,861,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1981/0109	7/09/2014	SW	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: DISTRICT SCHOOL BOA						
1927/0111	7/09/2014	WD	U	V	18	100
GRANTOR: TERRAPOINTE LLC						
GRANTEE: DISTRICT SCHOOL BOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W187 S32 W3 S3 CAN=[YR=2017] W64 S12 E64 N12$ S15 E3 S32 E84 CAN=[YR=2017] S13 PTO=[YR=2017] S3 E11 N3 W11$ E11 N13 W11$ E103 N32 E3 N3 CAN=[YR=2017] E29 N12 W29 S12$ N15 W3 N32$.

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
11	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	
12	0424	CL FNC 6'	0	0	0	0	166.00	LF	20.00	20.00	100	2017	2017	3	92	3,054	
13	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	92	276	
14	0812	CONCRETE C	0	0	0	0	2,791.00	SF	4.00	4.00	100	2017	2017	3	97	10,829	
15	0422	CL FNC 4'	0	0	0	0	174.00	LF	15.00	15.00	100	2017	2017	3	92	2,401	
16	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	92	552	
17	0424	CL FNC 6'	0	0	0	0	62.00	LF	20.00	20.00	100	2017	2017	3	92	1,141	
18	0810	CONCRETE A	0	0	0	0	318.00	SF	6.50	6.50	100	2017	2017	3	97	2,005	
19	0810	CONCRETE A	0	0	8	7	56.00	SF	6.50	6.50	100	2017	2017	3	97	353	
20	0803	ASPHALT C	0	0	0	0	32,066.00	SF	2.00	2.00	100	2017	2017	3	80	51,306	

TOTAL OB/XF 72,193

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 05/26/2022 BY KKHS Total Acres: 27.49 Total Land Value: 3,436,250 Market: 0 Agricultural: 0 Common: 3,436,250 PRINTED 08/06/2024 BY SYS

PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 1981/109
BEING "SCHOOL SITE" PARCEL

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

2024

50-3N-27-0000-0001-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 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		32 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		41 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

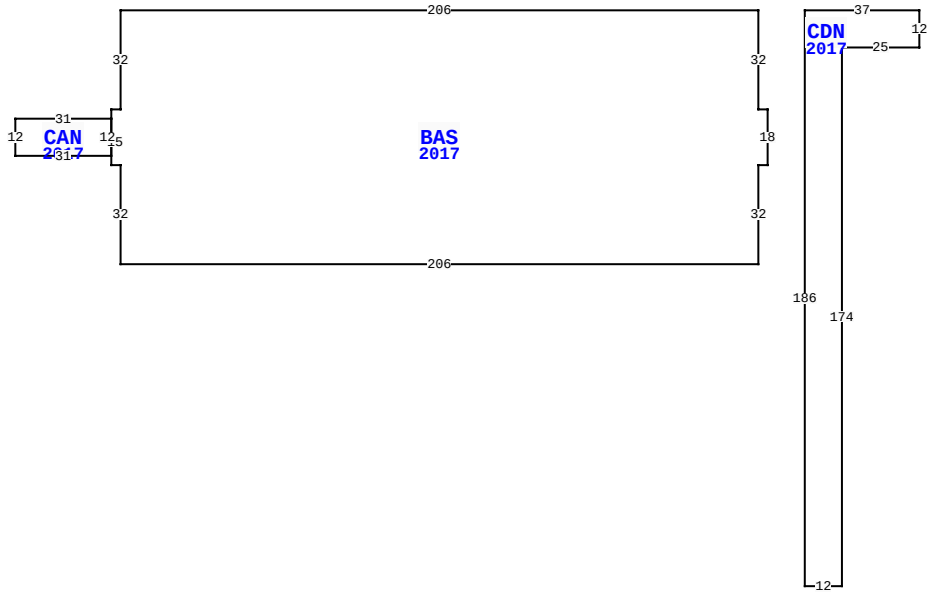
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	17,000	100	17,000	2,472,428
CAN	372	30	112	16,288
CDN	2,532	35	886	128,857
TOTALS	19,904		17,998	2,617,574

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	17,998	77.9000	152.29	2,740,915	2017	2017	0	0	0	4.50	95.50

3 SCHOOL – 0% - 0 Heated Area: 17000 HX Base Yr



BLD DATE	05/26/2022 KKHS	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

550 CURIOSITY AVE DR, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,566,603
TOTAL MARKET OB/XF VALUE		1,035,459
TOTAL LAND VALUE - MARKET		3,436,250
TOTAL MARKET VALUE		27,038,312
SOH/AGL Deduction		3,268,581
ASSESSED VALUE		23,769,731
TOTAL EXEMPTION VALUE	01	23,769,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,038,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,861,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/0109	7/09/2014	SW	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: DISTRICT SCHOOL BOA						
1927/0111	7/09/2014	WD	U	V	18	100
GRANTOR: TERRAPOINTE LLC						
GRANTEE: DISTRICT SCHOOL BOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W206 S32 W3 S3 CAN=[YR=2017] W31 S12 E31 N12$ S15 E3 S32 E206 N32 E3 N18 W3 N32$ PTR= E15 CDN=[YR=2017] E37 S12 W25 S174 W12 N186$ W15$.

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	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	2017	2017	3	100	1,100	
22	0400	CONC CURB	0	0	0	0	466.00	LF	15.00	15.00	100	2017	2017	3	98	6,850	
23	0810	CONCRETE A	0	0	0	0	316.00	SF	6.50	6.50	100	2017	2017	3	97	1,992	
24	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	2017	2017	3	92	11,638	
25	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2017	2017	3	92	460	
26	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2017	2017	3	92	690	
27	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2017	2017	3	92	805	
28	0424	CL FNC 6'	0	0	0	0	108.00	LF	20.00	20.00	100	2017	2017	3	92	1,987	
29	0810	CONCRETE A	0	0	0	0	165.00	SF	6.50	6.50	100	2017	2017	3	97	1,040	
30	0424	CL FNC 6'	0	0	0	0	1,168.00	LF	20.00	20.00	100	2017	2017	3	92	21,491	

TOTAL OB/XF 48,053

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 05/26/2022 BY KKHS Total Acres: 27.49 Total Land Value: 3,436,250 Market: 0 Agricultural: 0 Common: 3,436,250 PRINTED 08/06/2024 BY SYS

PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 1981/109
BEING "SCHOOL SITE" PARCEL

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

2024

50-3N-27-0000-0001-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

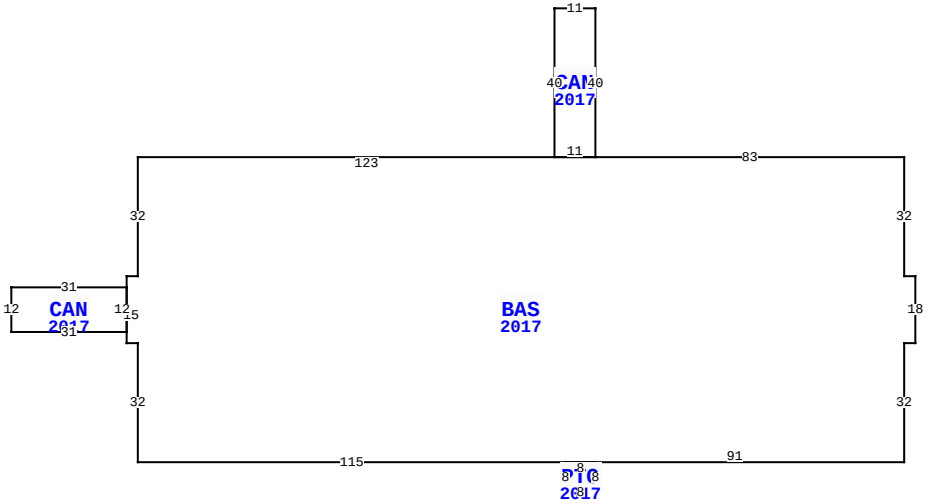
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		42 100
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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	17,000	100	17,000	2,472,428
CAN	372	30	112	16,288
CAN	440	30	132	19,197
PTO	64	5	3	436
TOTALS	17,876		17,247	2,508,351

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	17,247	77.9000	152.29	2,626,546	2017	2017	0	0	0	4.50	95.50

4 SCHOOL – 0% - 0 Heated Area: 17000 HX Base Yr



550 CURIOSITY AVE DR, YULEE

BLD DATE	05/26/2022 KKHS	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
31	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2017	2017	3	92	828	
32	0422	CL FNC 4'	0	0	0	0	248.00	LF	15.00	15.00	100	2017	2017	3	92	3,422	
33	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2017	2017	3	92	1,104	
34	0422	CL FNC 4'	0	0	0	0	137.00	LF	15.00	15.00	100	2017	2017	3	92	1,891	
35	0810	CONCRETE A	0	0	9	8	72.00	SF	6.50	6.50	100	2017	2017	3	97	454	
36	0810	CONCRETE A	0	0	0	0	283.00	SF	6.50	6.50	100	2017	2017	3	97	1,784	
37	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2017	2017	3	92	1,104	
38	0381	COOLER	0	0	16	13	208.00	SF	82.50	82.50	100	2017	2017	3	90	15,444	
39	0383	FREEZER	0	0	16	13	208.00	SF	105.00	105.00	100	2017	2017	3	90	19,656	
40	0812	CONCRETE C	0	0	200	8	1,600.00	SF	4.00	4.00	100	2017	2017	3	97	6,208	

TOTAL OB/XF 51,895

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,566,603
TOTAL MARKET OB/XF VALUE		1,035,459
TOTAL LAND VALUE - MARKET		3,436,250
TOTAL MARKET VALUE		27,038,312
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TOTAL EXEMPTION VALUE	01	23,769,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,038,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,861,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/0109	7/09/2014	SW	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: DISTRICT SCHOOL BOA						
1927/0111	7/09/2014	WD	U	V	18	100
GRANTOR: TERRAPOINTE LLC						
GRANTEE: DISTRICT SCHOOL BOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W83 CAN=[YR=2017] N40 W11 S40 E11$ W123 S32 W3 S3 CAN=[YR=2017] W31 S12 E31 N12$ S15 E3 S32 E115 PTO=[YR=2017] S8 E8 N8 W8$ E91 N32 E3 N18 W3 N32$.

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 05/26/2022 BY KKHS Total Acres: 27.49 Total Land Value: 3,436,250 Market: 0 Agricultural: 0 Common: 3,436,250 PRINTED 08/06/2024 BY SYS

PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 1981/109
BEING "SCHOOL SITE" PARCEL

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

2024

50-3N-27-0000-0001-0350

BUILDING CHARACTERISTICS

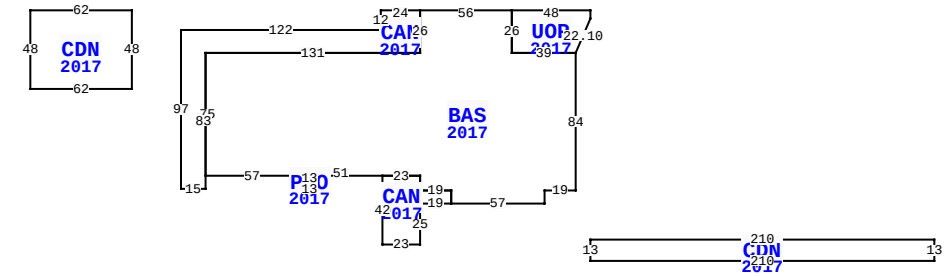
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	14	CARPET 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		35 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		34 100
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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	19,717	100	19,717	3,148,709
CAN	1,118	30	335	53,498
CAN	3,577	30	1,073	171,353
CDN	2,730	35	956	152,668
CDN	2,976	35	1,042	166,402
PTO	104	5	5	798
UOP	1,154	20	231	36,890
TOTALS	31,376		23,359	3,730,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	23,359	85.5323	167.22	3,906,092	2017	2017	0	0	0	4.50	95.50

5 SCHOOL – 0% - 0 Heated Area: 19717 HX Base Yr



550 CURIOSITY AVE DR, YULEE

BLD DATE	05/26/2022 KKHS	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 5 of 9 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,566,603
TOTAL MARKET OB/XF VALUE		1,035,459
TOTAL LAND VALUE - MARKET		3,436,250
TOTAL MARKET VALUE		27,038,312
SOH/AGL Deduction		3,268,581
ASSESSED VALUE		23,769,731
TOTAL EXEMPTION VALUE	01	23,769,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,038,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,861,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1981/0109	7/09/2014	SW	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: DISTRICT SCHOOL BOA						
1927/0111	7/09/2014	WD	U	V	18	100
GRANTOR: TERRAPOINTE LLC						
GRANTEE: DISTRICT SCHOOL BOA						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2017] W48 BAS=[YR=2017] W56 CAN=[YR=2017] W24 S12 W122 S97 E15 N83 E131 N26$ S26 W131 S75 E57 PTO=[YR=2017] S8 E13 N8 W13$ E51 CAN=[YR=2017] S42 E23 N25 E19 N8 W19 N9 W23$ E23 S9 E19 S8 E57 N8 E19 N84 W39 N26$ S26 E39 U21 R9 N5$ PTR= W280 CDN=[YR=2017] W62 S48 E62 N48$E280$ PTR= S140 CDN=[YR=2017] E210 S13 W210 N13$ N140$.

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	0812	CONCRETE C	0	0	67	15	1,005.00	SF	4.00	4.00	100	2017	2017	3	97	3,899	
42	0810	CONCRETE A	0	0	29	7	203.00	SF	6.50	6.50	100	2017	2017	3	97	1,280	
43	0803	ASPHALT C	0	0	0	0	10,160.00	SF	2.00	2.00	100	2017	2017	3	80	16,256	
44	0400	CONC CURB	0	0	0	0	179.00	LF	15.00	15.00	100	2017	2017	3	98	2,631	
45	0467	FNC GT 25'	0	0	0	0	1.00	UT	1,365.00	1,365.00	100	2017	2017	3	92	1,256	
46	1123	CB 8"	0	0	6	5	30.00	SF	6.15	6.15	100	2017	2017	3	97	179	
47	0424	CL FNC 6'	0	0	0	0	140.00	LF	20.00	20.00	100	2017	2017	3	92	2,576	
48	1123	CB 8"	0	0	0	0	515.00	SF	6.15	6.15	100	2017	2017	3	97	3,072	
49	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	2017	2017	3	100	1,100	
50	0812	CONCRETE C	0	0	0	0	3,074.00	SF	4.00	4.00	100	2017	2017	3	97	11,927	

TOTAL OB/XF 44,176

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 05/26/2022 BY KKHS Total Acres: 27.49 Total Land Value: 3,436,250 Market: 0 Agricultural: 0 Common: 3,436,250 PRINTED 08/06/2024 BY SYS

PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 1981/109
BEING "SCHOOL SITE" PARCEL

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

2024

50-3N-27-0000-0001-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

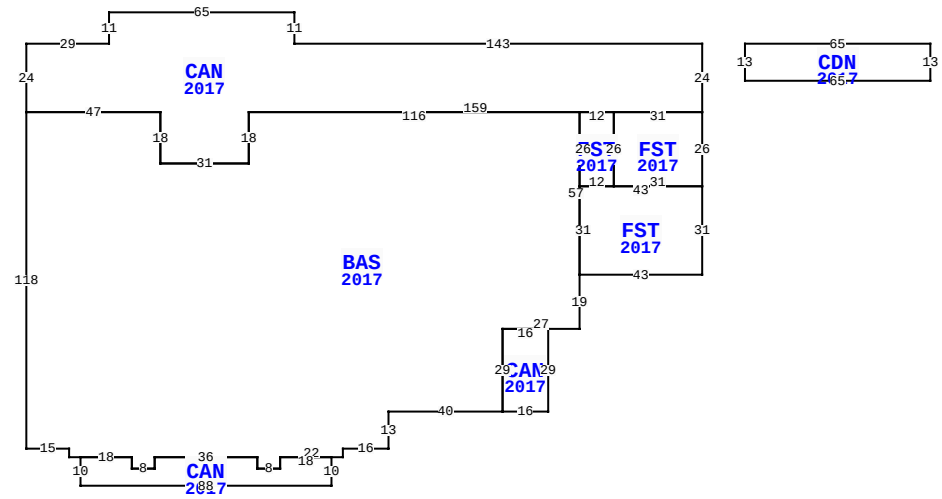
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		44 100
Frame	03	MASONRY 100
Story Height		19 100
RMS		33 100
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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	21,032	100	21,032	3,631,670
CAN	464	30	139	24,002
CAN	816	30	245	42,305
CAN	6,961	30	2,088	360,542
CDN	845	35	296	51,112
FST	312	50	156	26,937
FST	806	50	403	69,587
FST	1,333	50	666	115,000
TOTALS	32,569		25,025	4,321,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	25,025	92.4882	180.81	4,524,770	2017	2017	0	0	0	4.50	95.50

6 SCHOOL – 0% - 0 Heated Area: 21032 HX Base Yr



550 CURIOSITY AVE DR, YULEE

BLD DATE	05/26/2022 KKHS	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,566,603
TOTAL MARKET OB/XF VALUE		1,035,459
TOTAL LAND VALUE - MARKET		3,436,250
TOTAL MARKET VALUE		27,038,312
SOH/AGL Deduction		3,268,581
ASSESSED VALUE		23,769,731
TOTAL EXEMPTION VALUE	01	23,769,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,038,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,861,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/0109	7/09/2014	SW	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: DISTRICT SCHOOL BOA						
1927/0111	7/09/2014	WD	U	V	18	100
GRANTOR: TERRAPOINTE LLC						
GRANTEE: DISTRICT SCHOOL BOA						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2017] W143 N11 W65 S11 W29 S24 BAS=[YR=2017] S118 E15 S3 E4 CAN=[YR=2017] S10 E88 N10 W18 S4 W8 N4 W36 S4 W8 N4 W18$ E18 S4 E8 N4 E36 S4 E8 N4 E22 N3 E16 N13 E40 CAN=[YR=2017] E16 N29 W16 S29$ N29 E27 N19 FST=[YR=2017] E43 N31 FST=[YR=2017] N26 W31 FST=[YR=2017] W12 S26 E12 N26$ S26 E31$ W43 S31$ N57 W116 S18 W31 N18 W47$ E47 S18 E31 N18 E159 N24$ PTR= E15 CDN=[YR=2017] E65 S13 W65 N13$ W15$.

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	0402	CONC BUMPE	0	0	0	0	10.00	UT	25.00	25.00	100	2017	2017	3	98	245	
52	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2017	2017	3	78	312	
53	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2017	2017	3	78	936	
54	0424	CL FNC 6'	0	0	0	0	20.00	LF	20.00	20.00	100	2017	2017	3	92	368	
55	0463	FENCE GATE	0	0	0	0	8.00	UT	300.00	300.00	100	2017	2017	3	92	2,208	
56	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2017	2017	3	100	1,000	
57	0812	CONCRETE C	0	0	0	0	1,328.00	SF	4.00	4.00	100	2017	2017	3	97	5,153	
58	0812	CONCRETE C	0	0	0	0	1,035.00	SF	4.00	4.00	100	2017	2017	3	97	4,016	
59	0811	CONCRETE B	0	0	0	0	810.00	SF	5.20	5.20	100	2017	2017	3	97	4,086	
60	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2017	2017	3	97	631	

TOTAL OB/XF 18,955

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 05/26/2022 BY KKHS Total Acres: 27.49 Total Land Value: 3,436,250 Market: 0 Agricultural: 0 Common: 3,436,250 PRINTED 08/06/2024 BY SYS

PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 1981/109
BEING "SCHOOL SITE" PARCEL

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

2024

50-3N-27-0000-0001-0350

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

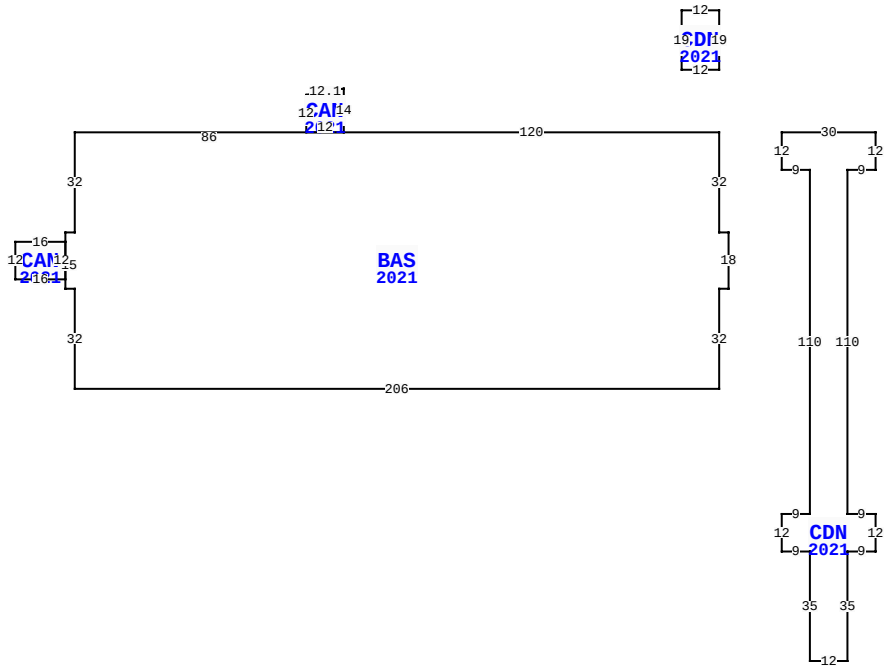
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		35 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		25 100
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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	17,000	100	17,000	2,550,096
CAN	156	30	47	7,051
CAN	192	30	58	8,701
CDN	228	35	80	12,000
CDN	2,460	35	861	129,155
TOTALS	20,036		18,046	2,707,002

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	18,046	77.9000	152.29	2,748,225	2021	2021	0	0	0	1.50	98.50

7 SCHOOL – 0% - 0 Heated Area: 17000 HX Base Yr



BLD DATE	05/26/2022 KKHS	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

550 CURIOSITY AVE DR, YULEE

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,566,603
TOTAL MARKET OB/XF VALUE		1,035,459
TOTAL LAND VALUE - MARKET		3,436,250
TOTAL MARKET VALUE		27,038,312
SOH/AGL Deduction		3,268,581
ASSESSED VALUE		23,769,731
TOTAL EXEMPTION VALUE	01	23,769,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,038,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,861,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/0109	7/09/2014	SW	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: DISTRICT SCHOOL BOA						
1927/0111	7/09/2014	WD	U	V	18	100
GRANTOR: TERRAPOINTE LLC						
GRANTEE: DISTRICT SCHOOL BOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W120 CAN=[YR=2021] N14 L12 D2 S12 E12$ W86 S32 W3 S3 CAN=[YR=2021] W16 S12 E16 N12$ S15 E3 S32 E206 N32 E3 N18 W3 N32$ PTR= N20 CDN=[YR=2021] N19 W12 S19 E12$ S20$ PTR= E20 CDN=[YR=2021] E30 S12 W9 S110 E9 S12 W9 S35 W12 N35 W9 N12 E9 N110 W9 N12$ W20$.

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
61	1132	REINFR 12	0	0	0	0	48.00	SF	7.40	7.40	100	2017	2017	3	99	352	
62	1123	CB 8"	0	0	0	0	1,570.00	SF	6.15	6.15	100	2017	2017	3	97	9,366	
63	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	100	2017	2017	3	92	1,656	
64	0811	CONCRETE B	0	0	69	10	690.00	SF	5.20	5.20	100	2017	2017	3	97	3,480	
65	0427	CL FNC 10'	0	0	0	0	54.00	LF	13.51	13.51	100	2017	2017	3	92	671	
66	0424	CL FNC 6'	0	0	0	0	715.00	LF	20.00	20.00	100	2017	2017	3	92	13,156	
67	0966	FIRE SPRNK	0	0	0	0	19,717.00	SF	3.00	3.00	100	2017	2017	3	97	57,376	
68	0966	FIRE SPRNK	0	0	0	0	23,483.00	SF	3.00	3.00	100	2017	2017	3	97	68,336	
69	0966	FIRE SPRNK	0	0	0	0	16,836.00	SF	3.00	3.00	100	2017	2017	3	97	48,993	
70	0966	FIRE SPRNK	0	0	0	0	15,442.00	SF	3.00	3.00	100	2017	2017	3	97	44,936	

TOTAL OB/XF 248,322

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 05/26/2022 BY KKHS Total Acres: 27.49 Total Land Value: 3,436,250 Market: 0 Agricultural: 0 Common: 3,436,250 PRINTED 08/06/2024 BY SYS

PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 1981/109
BEING "SCHOOL SITE" PARCEL

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

2024

50-3N-27-0000-0001-0350

BUILDING CHARACTERISTICS

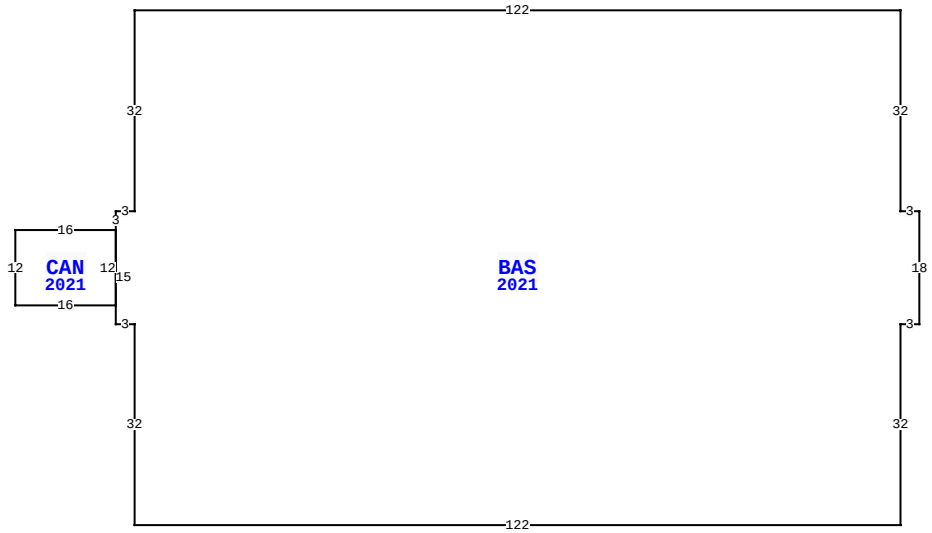
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		17 100
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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,112	100	10,112	1,583,890
CAN	192	30	58	9,085
TOTALS	10,304		10,170	1,592,975

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	10,170	81.3400	159.02	1,617,233	2021	2021	0	0	0	1.50	98.50

8 SCHOOL – 0% - 0 Heated Area: 10112 HX Base Yr



BLD DATE	05/26/2022 KKHS	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

550 CURIOSITY AVE DR, YULEE

NASSAU COUNTY PROPERTY

PAGE 8 of 9 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,566,603
TOTAL MARKET OB/XF VALUE		1,035,459
TOTAL LAND VALUE - MARKET		3,436,250
TOTAL MARKET VALUE		27,038,312
SOH/AGL Deduction		3,268,581
ASSESSED VALUE		23,769,731
TOTAL EXEMPTION VALUE	01	23,769,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,038,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,861,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/0109	7/09/2014	SW	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: DISTRICT SCHOOL BOA						
1927/0111	7/09/2014	WD	U	V	18	100
GRANTOR: TERRAPOINTE LLC						
GRANTEE: DISTRICT SCHOOL BOA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W122 S32 W3 S3 CAN=[YR=2021] W16 S12 E16 N12$ S15 E3 S32 E122 N32 E3 N18 W3 N32$.

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
71	0966	FIRE SPRNK	0	0	0	0	17,000.00	SF	3.00	3.00	100	2017	2017	3	97	49,470	
72	0966	FIRE SPRNK	0	0	0	0	17,000.00	SF	3.00	3.00	100	2017	2017	3	97	49,470	
73	0812	CONCRETE C	0	0	0	0	5,246.00	SF	4.00	4.00	100	2021	2021	3	99	20,774	
74	0940	SHEDS/PORT	0	0	16	7	112.00	SF	30.00	30.00	100	2019	2019	3	86	2,890	
75	0681	POLE SHED	0	0	16	7	112.00	SF	15.00	15.00	100	2019	2019	3	90	1,512	
76	0855	CONC PAVER	0	0	33	4	132.00	SF	10.00	10.00	100	2019	2019	3	98	1,294	
77	0422	CL FNC 4'	0	0	0	0	50.00	LF	15.00	15.00	100	2020	2020	3	96	720	
78	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2020	2020	3	96	288	
79	0680	POLE SHED	0	0	6	4	24.00	SF	10.00	10.00	100	2020	2020	3	93	223	
80	0097	AWNING CN	0	0	0	0	32.00	SF	65.00	65.00	100	2021	2021	3	95	1,976	

TOTAL OB/XF 128,617

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 05/26/2022 BY KKHS Total Acres: 27.49 Total Land Value: 3,436,250 Market: 0 Agricultural: 0 Common: 3,436,250 PRINTED 08/06/2024 BY SYS

PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 1981/109
BEING "SCHOOL SITE" PARCEL

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

2024

50-3N-27-0000-0001-0350

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

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
TOTALS				

MARKET ADJUSTMENTS

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		22,566,603
TOTAL MARKET OB/XF VALUE		1,035,459
TOTAL LAND VALUE - MARKET		3,436,250
TOTAL MARKET VALUE		27,038,312
SOH/AGL Deduction		3,268,581
ASSESSED VALUE		23,769,731
TOTAL EXEMPTION VALUE	01	23,769,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		27,038,312
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		26,861,720

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1981/0109	7/09/2014	SW	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: DISTRICT SCHOOL BOA						
1927/0111	7/09/2014	WD	U	V	18	100
GRANTOR: TERRAPOINTE LLC						
GRANTEE: DISTRICT SCHOOL BOA						

BLD DATE	05/26/2022 KKHS	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

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
81	0097	AWNING CN	0	0	0	0	24.00	SF	65.00	65.00	100	2021	2021	3	95	1,482	
82	1242	WD DECK A	0	0	0	0	180.00	SF	10.00	10.00	100	2020	2020	3	90	1,620	
83	0966	FIRE SPRNK	0	0	0	0	17,000.00	SF	3.00	3.00	100	2021	2021	3	99	50,490	
84	0966	FIRE SPRNK	0	0	0	0	10,112.00	SF	3.00	3.00	100	2021	2021	3	99	30,033	
85	0351	CARPORT MT	0	0	0	0	767.00	SF	10.00	10.00	100	2018	2018	3	82	6,289	
86	0351	CARPORT MT	0	0	0	0	1,873.00	SF	10.00	10.00	100	2020	2020	3	90	16,857	
87	0351	CARPORT MT	0	0	0	0	1,272.00	SF	10.00	10.00	100	2018	2018	3	82	10,430	
88	0351	CARPORT MT	0	0	0	0	692.00	SF	10.00	10.00	100	2018	2018	3	82	5,674	

LAND DESCRIPTION

TOTAL OB/XF 122,875

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 05/26/2022 BY KKHS Total Acres: 27.49 Total Land Value: 3,436,250 Market: 0 Agricultural: 0 Common: 3,436,250 PRINTED 08/06/2024 BY SYS