LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

**NASSAU COUNTY SCHOOL BOARD**
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

**2024**

**50-3N-27-4720-0002-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

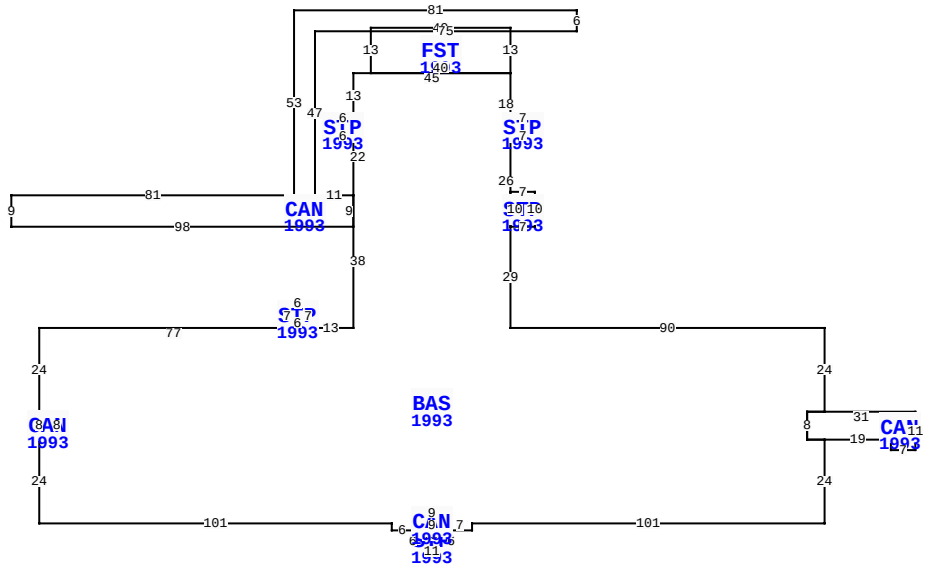
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 06 | STEAM 100 |
| Fixtures | | 12 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 23 100 |
| 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 | 15,806 | 100 | 15,806 | 1,476,285 |
| CAN | 40 | 30 | 12 | 1,121 |
| CAN | 45 | 30 | 14 | 1,308 |
| CAN | 269 | 30 | 81 | 7,565 |
| CAN | 1,650 | 30 | 495 | 46,233 |
| FST | 520 | 50 | 260 | 24,284 |
| STP | 30 | 10 | 3 | 280 |
| STP | 35 | 10 | 4 | 373 |
| STP | 42 | 10 | 4 | 373 |
| STP | 66 | 10 | 7 | 654 |
| TOTALS | 18,573 | | 16,693 | 1,559,131 |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7201 | 04 | 16,693 | 89.3000 | 174.58 | 2,914,264 | 1950 | 1950 | 0 | 0 | 0 | 46.50 | 53.50 |

1 SCHOOL - 0% - 0 Heated Area: 15806 HX Base Yr




** This building has 11 Sub-Areas

850935 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/27/2016 KK | 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 | | 7,461,913 |
| TOTAL MARKET OB/XF VALUE | | 127,058 |
| TOTAL LAND VALUE - MARKET | | 964,800 |
| TOTAL MARKET VALUE | | 8,553,771 |
| SOH/AGL Deduction | | 2,015,150 |
| ASSESSED VALUE | | 6,538,621 |
| TOTAL EXEMPTION VALUE | 01 | 6,538,621 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 8,553,771 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 8,954,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0671/1224 | 10/30/1992 | TD | U | I | 03 | 0 |

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

### BUILDING NOTES

### BUILDING DIMENSIONS

BAS=[YR=1993] W90 N29 STP=[YR=1993] E7 N10 W7 S10$ N26 STP=[YR=1993] E7 N5 W7 S5$ N18 FST=[YR=1993] N13 W40 S13 E40$ W45 S13 STP=[YR=1993] W6 S5 E6 N5$ S22 CAN=[YR=1993] W11 N47 E75 N6 W81 S53 W81 S9 E98 N9$ S38 W13 STP=[YR=1993] N7 W6 S7 E6$ W77 S24 CAN=[YR=1993] S8 E5 N8 W5$ E5 S8 W5 S24 E101 S2 E6 STP=[YR=1993] S6 E11 N6 W1 CAN=[YR=1993] N5 W9 S5 E9$ W10$ E1 N5 E9 S5 E7 N2 E101 N24 CAN=[YR=1993] E19 S3 E7 N11 W31 S8 E5$ W5 N8 E5 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 3,320.00 | LF | 9.70 | 9.70 | 100 | 1992 | 1992 | 3 | 29 | 9,339 | |
| 2 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 1,464.00 | LF | 20.00 | 20.00 | 100 | 1996 | 1996 | 3 | 39 | 11,419 | |
| 3 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 6.00 | UT | 300.00 | 300.00 | 100 | 1992 | 1992 | 3 | 29 | 522 | |
| 4 | 0464 | FNC GT 10' | 0 | 0 | 0 | 0 | 6.00 | UT | 350.00 | 350.00 | 100 | 1992 | 1992 | 3 | 29 | 609 | |
| 5 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 2.00 | UT | 400.00 | 400.00 | 100 | 1950 | 1950 | 3 | 20 | 160 | |
| 6 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 2.00 | UT | 2,530.00 | 2,530.00 | 100 | 1975 | 1975 | 3 | 20 | 1,012 | |
| 7 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 32.00 | UT | 25.00 | 25.00 | 100 | 1986 | 1986 | 3 | 60 | 480 | |
| 8 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 1950 | 1950 | 3 | 20 | 384 | |
| 9 | 0964 | HALON SYST | 0 | 0 | 12 | 4 | 48.00 | SF | 50.00 | 50.00 | 100 | 1992 | 1992 | 3 | 64 | 1,536 | |
| 10 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,529.00 | SF | 4.00 | 4.00 | 100 | 1970 | 1970 | 3 | 21 | 2,124 | |

TOTAL OB/XF 27,585

### 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 008300 | C | SCHOOL | 0 | | GPU | | | 12.06 | AC | | 1.00 | 1.00 | 1.00 | 80,000.00 | 80,000.00 | 964,800 | | | | | | | |

REVIEW DATE 01/06/2023 BY HSA Total Acres: 12.06 Total Land Value: 964,800 Market: 0 Agricultural: 0 Common: 964,800 PRINTED 08/06/2024 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

**NASSAU COUNTY SCHOOL BOARD**
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

# 2024

**50-3N-27-4720-0002-0000**

## BUILDING CHARACTERISTICS

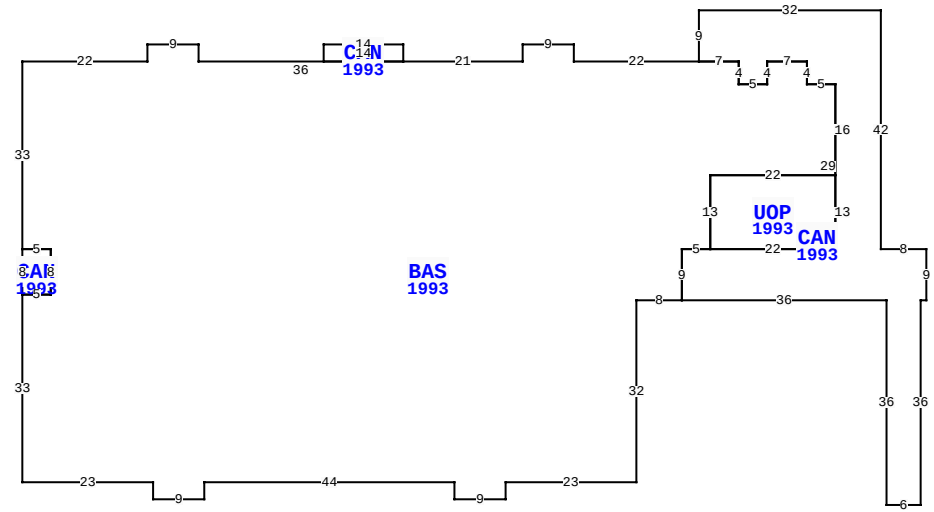
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 06 | STEAM 100 |
| Fixtures | | 39 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 20 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 9,247 | 100 | 9,247 | 1,141,062 |
| CAN | 40 | 30 | 12 | 1,481 |
| CAN | 42 | 30 | 13 | 1,604 |
| CAN | 1,481 | 30 | 444 | 54,789 |
| UOP | 286 | 20 | 57 | 7,034 |
| TOTALS | 11,096 | | 9,773 | 1,205,970 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7201 | 04 | 9,773 | 100.1880 | 195.87 | 1,914,238 | 1969 | 1969 | 0 | 0 | 0 | 37.00 | 63.00 |

3 SCHOOL – 0% - 0 Heated Area: 9247 HX Base Yr




850935 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/27/2016 KK | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 11 | 0810 | CONCRETE A | 0 | 0 | 15 | 12 | 180.00 | SF | 6.50 | 6.50 | 100 | 1960 | 1960 | 3 | 20 | 234 | |
| 12 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 352.00 | SF | 6.50 | 6.50 | 100 | 1969 | 1969 | 3 | 20 | 458 | |
| 13 | 0811 | CONCRETE B | 0 | 0 | 71 | 9 | 639.00 | SF | 5.20 | 5.20 | 100 | 1969 | 1969 | 3 | 20 | 665 | |
| 14 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 32,031.00 | SF | 2.00 | 2.00 | 100 | 1980 | 1980 | 3 | 50 | 32,031 | |
| 15 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 148.00 | SF | 6.50 | 6.50 | 100 | 1970 | 1970 | 3 | 21 | 202 | |
| 16 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 91.00 | LF | 20.00 | 20.00 | 100 | 1990 | 1990 | 3 | 27 | 491 | |
| 17 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 636.00 | SF | 5.20 | 5.20 | 100 | 1970 | 1970 | 3 | 21 | 695 | |
| 18 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 842.00 | SF | 5.20 | 5.20 | 100 | 1970 | 1970 | 3 | 21 | 919 | |
| 19 | 0811 | CONCRETE B | 0 | 0 | 115 | 6 | 690.00 | SF | 5.20 | 5.20 | 100 | 1970 | 1970 | 3 | 21 | 753 | |
| 20 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 60.00 | LF | 20.00 | 20.00 | 100 | 1990 | 1990 | 3 | 27 | 324 | |

## LAND DESCRIPTION

TOTAL OB/XF 36,772

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 7,461,913 |
| TOTAL MARKET OB/XF VALUE | | 127,058 |
| TOTAL LAND VALUE - MARKET | | 964,800 |
| TOTAL MARKET VALUE | | 8,553,771 |
| SOH/AGL Deduction | | 2,015,150 |
| ASSESSED VALUE | | 6,538,621 |
| TOTAL EXEMPTION VALUE | 01 | 6,538,621 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 8,553,771 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 8,954,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0671/1224 | 10/30/1992 | TD | U | I | 03 | 0 |

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

## BUILDING NOTES

## BUILDING DIMENSIONS

CAN=[YR=1993] W8 N42 W32 S9 BAS=[YR=1993] W22 N3 W9 S3 W21 CAN=[YR=1993] N3 W14 S3 E14$ W36 N3 W9 S3 W22 S33 CAN=[YR=1993] S8 E5 N8 W5$ E5 S8 W5 S33 E23 S3 E9 N3 E44 S3 E9 N3 E23 N32 E8 N9 E5 UOP=[YR=1993] N13 E22 S13 W22$ E22 N29 W5 N4 W7 S4 W5 N4 W7$ E7 S4 E5 N4 E7 S4 E5 S16 W22 S13 W5 S9 E36 S36 E6 N36 E1 N9 $.

REVIEW DATE 01/06/2023 BY HSA Total Acres: 12.06 Total Land Value: 964,800 Market: 0 Agricultural: 0 Common: 964,800 PRINTED 08/06/2024 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

**NASSAU COUNTY SCHOOL BOARD**
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

**2024**

**50-3N-27-4720-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

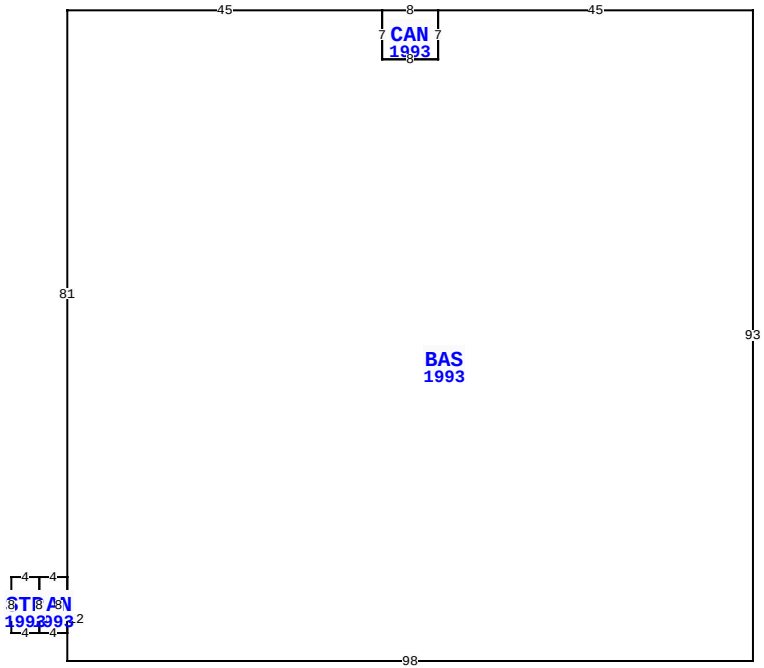
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 11 | BOWSTRTRUS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 12 | HARDWOOD 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 20 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 22 100 |
| RMS | | 11 100 |
| 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 | 9,058 | 100 | 9,058 | 933,588 |
| CAN | 32 | 30 | 10 | 1,031 |
| CAN | 56 | 30 | 17 | 1,752 |
| STP | 32 | 10 | 3 | 309 |
| TOTALS | 9,178 | | 9,088 | 936,680 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7201 | 04 | 9,088 | 98.5446 | 192.65 | 1,750,803 | 1950 | 1950 | 0 | 0 | 0 | 46.50 | 53.50 |

5 SCHOOL – 0% - 0 Heated Area: 9058 HX Base Yr




850935 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/27/2016 KK | 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 | | 7,461,913 |
| TOTAL MARKET OB/XF VALUE | | 127,058 |
| TOTAL LAND VALUE - MARKET | | 964,800 |
| TOTAL MARKET VALUE | | 8,553,771 |
| SOH/AGL Deduction | | 2,015,150 |
| ASSESSED VALUE | | 6,538,621 |
| TOTAL EXEMPTION VALUE | 01 | 6,538,621 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 8,553,771 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 8,954,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0671/1224 | 10/30/1992 | TD | U | I | 03 | 0 |

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W45 CAN=[YR=1993] W8 S7 E8 N7$ S7 W8 N7 W45 S81 CAN=[YR=1993] W4 STP=[YR=1993] W4 S8 E4 N8$ S8 E4 N8$ S12 E98 N93$.

## 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 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 1990 | 1990 | 3 | 27 | 162 | |
| 22 | 0810 | CONCRETE A | 0 | 0 | 18 | 16 | 288.00 | SF | 6.50 | 6.50 | 100 | 1992 | 1992 | 3 | 64 | 1,198 | |
| 23 | 0467 | FNC GT 25' | 0 | 0 | 0 | 0 | 1.00 | UT | 875.00 | 875.00 | 100 | 1992 | 1992 | 3 | 29 | 254 | |
| 24 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 27.00 | LF | 20.00 | 20.00 | 100 | 1992 | 1992 | 3 | 29 | 157 | |
| 25 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 482.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 1,864 | |
| 26 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 114.00 | LF | 20.00 | 20.00 | 100 | 2000 | 2000 | 3 | 52 | 1,186 | |
| 27 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2000 | 2000 | 3 | 52 | 312 | |
| 28 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,261.00 | SF | 4.00 | 4.00 | 100 | 1997 | 1997 | 3 | 73 | 3,682 | |
| 29 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 280.00 | SF | 6.50 | 6.50 | 100 | 1997 | 1997 | 3 | 73 | 1,329 | |
| 30 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 48.00 | LF | 9.70 | 9.70 | 100 | 1997 | 1997 | 3 | 42 | 196 | |

TOTAL OB/XF 10,340

## 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 01/06/2023 BY HSA Total Acres: 12.06 Total Land Value: 964,800 Market: 0 Agricultural: 0 Common: 964,800 PRINTED 08/06/2024 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

**2024**

**50-3N-27-4720-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

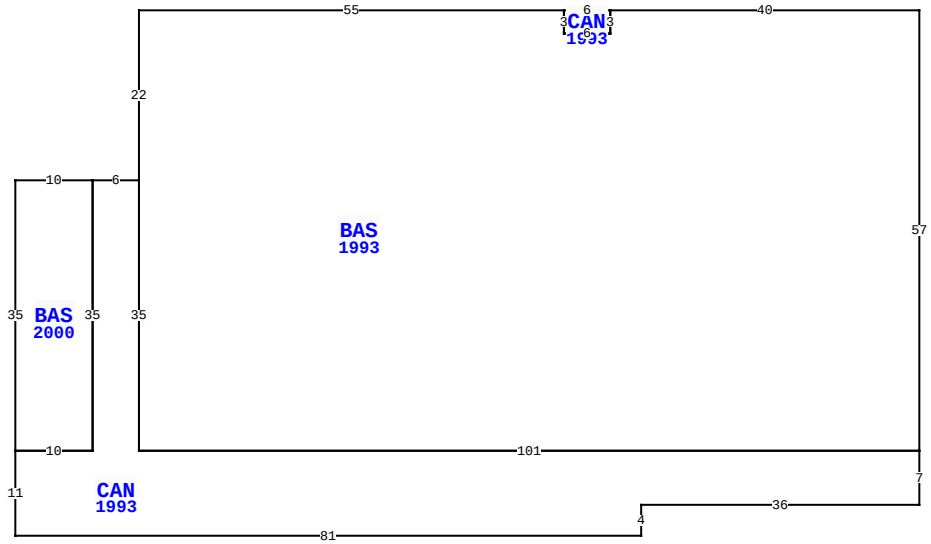
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 03 | PLASTER 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Fixtures | | 9 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 14 100 |
| RMS | | 12 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 5,739 | 100 | 5,739 | 718,173 |
| BAS | 350 | 100 | 350 | 43,799 |
| CAN | 18 | 30 | 5 | 626 |
| CAN | 1,353 | 30 | 406 | 50,807 |
| TOTALS | 7,460 | | 6,500 | 813,404 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7201 | 04 | 6,500 | 108.4892 | 212.10 | 1,378,650 | 1950 | 1961 | 0 | 0 | 0 | 41.00 | 59.00 |

6 SCHOOL – 0% - 0 Heated Area: 6089 HX Base Yr




850935 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/27/2016 KK | 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 | | 7,461,913 |
| TOTAL MARKET OB/XF VALUE | | 127,058 |
| TOTAL LAND VALUE - MARKET | | 964,800 |
| TOTAL MARKET VALUE | | 8,553,771 |
| SOH/AGL Deduction | | 2,015,150 |
| ASSESSED VALUE | | 6,538,621 |
| TOTAL EXEMPTION VALUE | 01 | 6,538,621 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 8,553,771 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 8,954,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0671/1224 | 10/30/1992 | TD | U | I | 03 | 0 |

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W40 CAN=[YR=1993] W6 S3 E6 N3$ S3 W6 N3 W55 S22 CAN=[YR=1993] W6 BAS=[YR=2000] W10 S35 E10 N35$ S35 W10 S11 E81 N4 E36 N7 W101 N35$ S35 E101 N57$.

## 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 | 1.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 42 | 126 | |
| 32 | 0430 | CL FNC 6B | 0 | 0 | 0 | 0 | 47.00 | LF | 9.70 | 9.70 | 100 | 1997 | 1997 | 3 | 42 | 191 | |
| 33 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 1997 | 1997 | 3 | 42 | 126 | |
| 34 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,502.00 | SF | 4.00 | 4.00 | 100 | 1992 | 1992 | 3 | 64 | 3,845 | |
| 35 | 0418 | EXHST FAN | 0 | 0 | 0 | 0 | 2.00 | UT | 400.00 | 400.00 | 100 | 1992 | 1992 | 3 | 20 | 160 | |
| 36 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 6,744.00 | SF | 4.00 | 4.00 | 100 | 1992 | 1992 | 3 | 64 | 17,265 | |
| 37 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 59.00 | LF | 20.00 | 20.00 | 100 | 1992 | 1992 | 3 | 29 | 342 | |
| 38 | 0423 | CL FNC 5' | 0 | 0 | 0 | 0 | 242.00 | LF | 6.85 | 6.85 | 100 | 1992 | 1992 | 3 | 29 | 481 | |
| 39 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 3.00 | UT | 300.00 | 300.00 | 100 | 1992 | 1992 | 3 | 29 | 261 | |
| 40 | 0971 | ST LGHT OV | 0 | 0 | 0 | 0 | 1.00 | UT | 1,555.00 | 1,555.00 | 100 | 1992 | 1992 | 3 | 30 | 467 | |

TOTAL OB/XF 23,264

## 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 01/06/2023 BY HSA Total Acres: 12.06 Total Land Value: 964,800 Market: 0 Agricultural: 0 Common: 964,800 PRINTED 08/06/2024 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

**2024**

**50-3N-27-4720-0002-0000**

## BUILDING CHARACTERISTICS

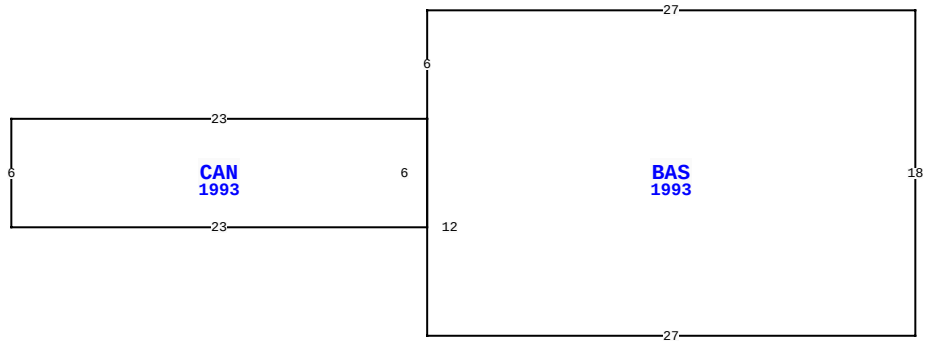
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Fixtures | | 5 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 3 100 |
| 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 | 486 | 100 | 486 | 46,002 |
| CAN | 138 | 30 | 41 | 3,881 |
| TOTALS | 624 | | 527 | 49,883 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7201 | 04 | 527 | 76.5450 | 149.65 | 78,866 | 1950 | 1950 | 0 | 0 | 0 | 36.75 | 63.25 |

8 SCHOOL – 0% - 0 Heated Area: 486 HX Base Yr




850935 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/27/2016 KK | LGL DATE | |
| XF DATE | | LAND DATE | 06/21/2024 TD |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 5 of 10 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 7,461,913 |
| TOTAL MARKET OB/XF VALUE | | 127,058 |
| TOTAL LAND VALUE - MARKET | | 964,800 |
| TOTAL MARKET VALUE | | 8,553,771 |
| SOH/AGL Deduction | | 2,015,150 |
| ASSESSED VALUE | | 6,538,621 |
| TOTAL EXEMPTION VALUE | 01 | 6,538,621 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 8,553,771 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 8,954,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0671/1224 | 10/30/1992 | TD | U | I | 03 | 0 |

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W27 S6 CAN=[YR=1993] W23 S6 E23 N6$ S12 E27 N18$.

## 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 | 1127 | BRICK 8" | 0 | 0 | 0 | 0 | 180.00 | SF | 11.00 | 11.00 | 100 | 1992 | 1992 | 3 | 88 | 1,742 | |
| 42 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 2.00 | UT | 100.00 | 100.00 | 100 | 1992 | 1992 | 3 | 100 | 200 | |
| 43 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 39.00 | LF | 20.00 | 20.00 | 100 | 1992 | 1992 | 3 | 29 | 226 | |
| 44 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 1992 | 1992 | 3 | 29 | 87 | |
| 45 | 0467 | FNC GT 25' | 0 | 0 | 0 | 0 | 2.00 | UT | 875.00 | 875.00 | 100 | 2000 | 2000 | 3 | 52 | 910 | |
| 46 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 16,808.00 | SF | 2.00 | 2.00 | 100 | 1980 | 1980 | 3 | 50 | 16,808 | |
| 47 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 847.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 59.5 | 2,621 | |
| 48 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 194.00 | LF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 52 | 1,513 | |
| 49 | 0811 | CONCRETE B | 0 | 0 | 0 | 0 | 946.00 | SF | 5.20 | 5.20 | 100 | 2000 | 2000 | 3 | 79 | 3,886 | |
| 50 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 4.00 | UT | 300.00 | 300.00 | 100 | 2000 | 2000 | 3 | 52 | 624 | |

TOTAL OB/XF 28,617

## 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 01/06/2023 BY HSA Total Acres: 12.06 Total Land Value: 964,800 Market: 0 Agricultural: 0 Common: 964,800 PRINTED 08/06/2024 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

**2024**

**50-3N-27-4720-0002-0000**

## BUILDING CHARACTERISTICS

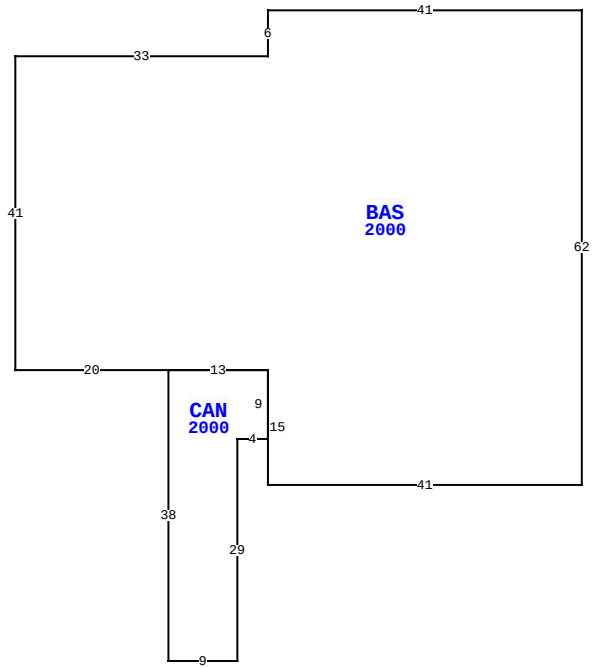
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 12 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 13 100 |
| RMS | | 6 100 |
| 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 | 3,895 | 100 | 3,895 | 555,365 |
| CAN | 378 | 30 | 113 | 16,112 |
| TOTALS | 4,273 | | 4,008 | 571,476 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7201 | 04 | 4,008 | 93.5034 | 182.80 | 732,662 | 1997 | 1997 | 0 | 0 | 0 | 22.00 | 78.00 |

9 SCHOOL – 0% - 0 Heated Area: 3895 HX Base Yr




850935 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/27/2016 KK | LGL DATE | |
| XF DATE | | LAND DATE | 06/21/2024 TD |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 6 of 10 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 7,461,913 |
| TOTAL MARKET OB/XF VALUE | | 127,058 |
| TOTAL LAND VALUE - MARKET | | 964,800 |
| TOTAL MARKET VALUE | | 8,553,771 |
| SOH/AGL Deduction | | 2,015,150 |
| ASSESSED VALUE | | 6,538,621 |
| TOTAL EXEMPTION VALUE | 01 | 6,538,621 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 8,553,771 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 8,954,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0671/1224 | 10/30/1992 | TD | U | I | 03 | 0 |

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W41 S6 W33 S41 E20 CAN=[YR=2000] S38 E9 N29 E4 N9 W13$ E13 S15 E41 N62$.

## 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 | 0 | 0 | 240.00 | SF | 10.00 | 10.00 | 100 | 2000 | 2000 | 3 | 20 | 480 | |

## LAND DESCRIPTION

TOTAL OB/XF 480

| 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 01/06/2023 BY HSA Total Acres: 12.06 Total Land Value: 964,800 Market: 0 Agricultural: 0 Common: 964,800 PRINTED 08/06/2024 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

**2024**

**50-3N-27-4720-0002-0000**

## BUILDING CHARACTERISTICS

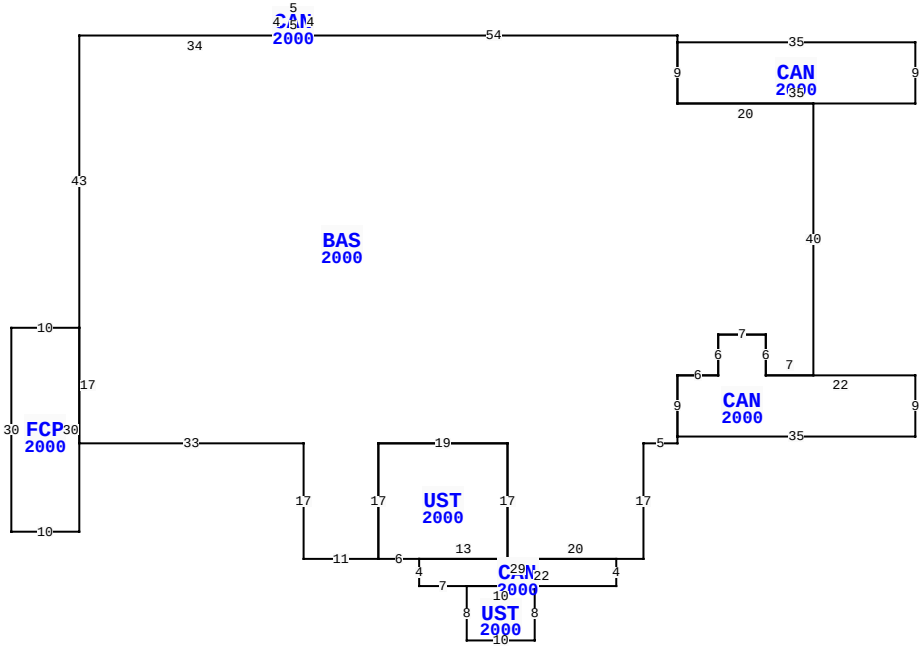
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 07 | CORK/VTILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 26 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 14 100 |
| RMS | | 12 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 6,565 | 100 | 6,565 | 993,934 |
| CAN | 20 | 30 | 6 | 908 |
| CAN | 116 | 30 | 35 | 5,299 |
| CAN | 315 | 30 | 94 | 14,232 |
| CAN | 357 | 30 | 107 | 16,200 |
| FCP | 300 | 30 | 90 | 13,626 |
| UST | 80 | 40 | 32 | 4,845 |
| UST | 323 | 40 | 129 | 19,530 |
| TOTALS | 8,076 | | 7,058 | 1,068,574 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7201 | 04 | 7,058 | 103.9500 | 203.22 | 1,434,327 | 1992 | 1992 | 0 | 0 | 0 | 25.50 | 74.50 |

10 SCHOOL – 0% - 0 Heated Area: 6565 HX Base Yr




850935 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/27/2016 KK | LGL DATE | |
| XF DATE | | LAND DATE | 06/21/2024 TD |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 7 of 10 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 7,461,913 |
| TOTAL MARKET OB/XF VALUE | | 127,058 |
| TOTAL LAND VALUE - MARKET | | 964,800 |
| TOTAL MARKET VALUE | | 8,553,771 |
| SOH/AGL Deduction | | 2,015,150 |
| ASSESSED VALUE | | 6,538,621 |
| TOTAL EXEMPTION VALUE | 01 | 6,538,621 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 8,553,771 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 8,954,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0671/1224 | 10/30/1992 | TD | U | I | 03 | 0 |

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

## BUILDING NOTES

## BUILDING DIMENSIONS

CAN=[YR=2000] W35 BAS=[YR=2000] N1 W54 CAN=[YR=2000] N4 W5 S4 E5$ W34 S43 FCP=[YR=2000] W10 S30 E10 N30$ S17 E33 S17 E11 UST=[YR=2000] E6 CAN=[YR=2000] S4 E7 UST=[YR=2000] S8 E10 N8 W10$ E22 N4 W29$ E13 N17 W19 S17$ N17 E19 S17 E20 N17 E5 N1 CAN=[YR=2000] E35 N9 W22 N6 W7 S6 W6 S9$ N9 E6 N6 E7 S6 E7 N40 W20 N9$ S9 E35 N9$.

## 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 01/06/2023 BY HSA Total Acres: 12.06 Total Land Value: 964,800 Market: 0 Agricultural: 0 Common: 964,800 PRINTED 08/06/2024 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

**2024**

**50-3N-27-4720-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

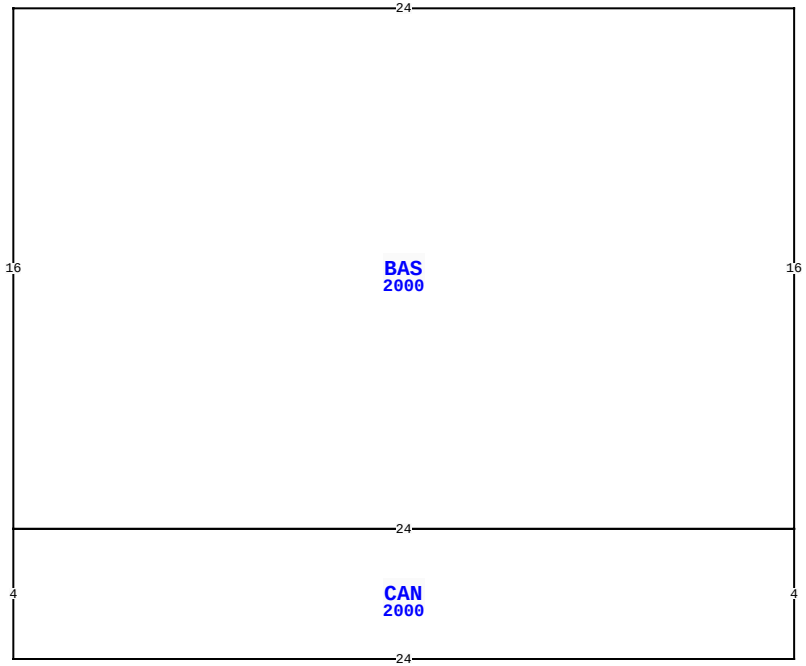
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 07 | CORK/VTILE 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 0 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 2 100 |
| 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 | 384 | 100 | 384 | 5,572 |
| CAN | 96 | 30 | 29 | 421 |
| TOTALS | 480 | | 413 | 5,992 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2703 | 04 | 413 | 61.4250 | 29.02 | 11,985 | 1980 | 1980 | 0 | 0 | 0 | 50.00 | 50.00 |

15 GARAGE – 0% - 0 Heated Area: 384 HX Base Yr




850935 US HWY 17, YULEE

| | | | |
|---|---|---|---|
| BLD DATE | 10/27/2016 KK | LGL DATE | |
| XF DATE | | LAND DATE | 06/21/2024 TD |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 7,461,913 |
| TOTAL MARKET OB/XF VALUE | | 127,058 |
| TOTAL LAND VALUE - MARKET | | 964,800 |
| TOTAL MARKET VALUE | | 8,553,771 |
| SOH/AGL Deduction | | 2,015,150 |
| ASSESSED VALUE | | 6,538,621 |
| TOTAL EXEMPTION VALUE | 01 | 6,538,621 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 8,553,771 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 8,954,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0671/1224 | 10/30/1992 | TD | U | I | 03 | 0 |

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W24 S16 CAN=[YR=2000] S4 E24 N4 W24 $ E24 N16 $ .

## 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 01/06/2023 BY HSA Total Acres: 12.06 Total Land Value: 964,800 Market: 0 Agricultural: 0 Common: 964,800 PRINTED 08/06/2024 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

**2024**

**50-3N-27-4720-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

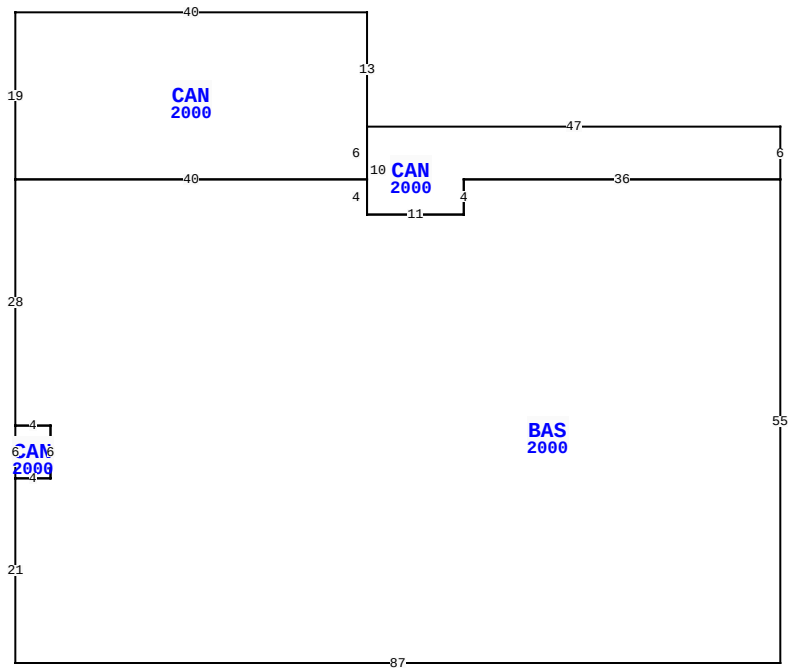
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 17 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 13 100 |
| RMS | | 10 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| 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 | 4,717 | 100 | 4,717 | 641,125 |
| CAN | 24 | 30 | 7 | 952 |
| CAN | 326 | 30 | 98 | 13,320 |
| CAN | 760 | 30 | 228 | 30,989 |
| TOTALS | 5,827 | | 5,050 | 686,386 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7201 | 04 | 5,050 | 102.9996 | 201.36 | 1,016,868 | 1978 | 1978 | 0 | 0 | 0 | 32.50 | 67.50 |

16 SCHOOL – 0% - 0 Heated Area: 4717 HX Base Yr




850935 US HWY 17, YULEE

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 10/27/2016 | KK | 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 | | 7,461,913 |
| TOTAL MARKET OB/XF VALUE | | 127,058 |
| TOTAL LAND VALUE - MARKET | | 964,800 |
| TOTAL MARKET VALUE | | 8,553,771 |
| SOH/AGL Deduction | | 2,015,150 |
| ASSESSED VALUE | | 6,538,621 |
| TOTAL EXEMPTION VALUE | 01 | 6,538,621 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 8,553,771 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 8,954,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0671/1224 | 10/30/1992 | TD | U | I | 03 | 0 |

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

## BUILDING NOTES

## BUILDING DIMENSIONS

CAN=[YR=2000] W47 CAN=[YR=2000] N13 W40 S19 BAS=[YR=2000] S28 CAN=[YR=2000] S6 E4 N6 W4 $ E4 S6 W4 S21 E87 N55 W36 S4 W11 N4 W40$ E40 N6$ S10 E11 N4 E36 N6$.

## 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 01/06/2023 BY HSA Total Acres: 12.06 Total Land Value: 964,800 Market: 0 Agricultural: 0 Common: 964,800 PRINTED 08/06/2024 BY SYS

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FERNANDINA BEACH, FL 32034

**2024**

**50-3N-27-4720-0002-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

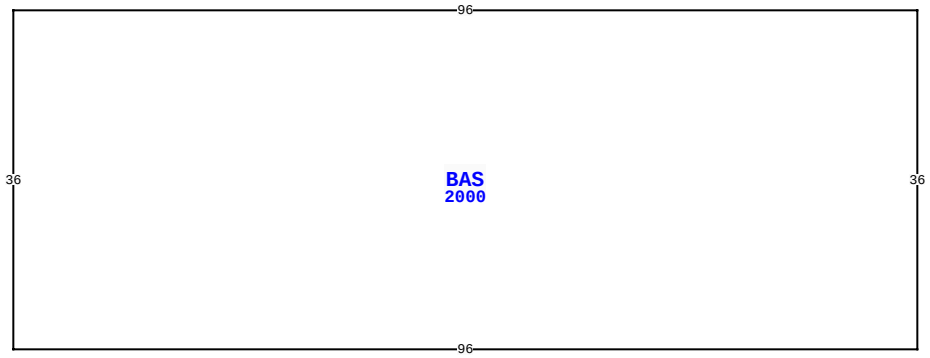
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 10 | ABOVE AVG 100 |
| Roof Structur | 01 | FLAT 100 |
| Roof Cover | 04 | BUILT-UP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 50 |
| Interior Floo | 14 | CARPET 50 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 02 | WINDOW 100 |
| Heating Type | 03 | FORCED AIR 100 |
| Fixtures | | 4 100 |
| Frame | 02 | WOOD FRAME 100 |
| Story Height | | 10 100 |
| RMS | | 4 100 |
| 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 | 3,456 | 100 | 3,456 | 564,417 |
| TOTALS | 3,456 | | 3,456 | 564,417 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7201 | 04 | 3,456 | 93.8600 | 183.50 | 634,176 | 2000 | 2000 | 0 | 0 | 0 | 11.00 | 89.00 |

27 SCHOOL – 0% - 0 Heated Area: 3456 HX Base Yr




850935 US HWY 17, YULEE

| | | | |
|---|---|---|---|
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| TOTAL EXEMPTION VALUE | 01 | 6,538,621 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 8,553,771 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 8,954,018 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

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|---|---|---|---|---|---|---|
| 0671/1224 | 10/30/1992 | TD | U | I | 03 | 0 |

GRANTOR: TRUSTEES OF YULEE UNI

GRANTEE: THE SCHOOL BOARD OF

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W96 S36 E96 N36$.

## 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 01/06/2023 BY HSA Total Acres: 12.06 Total Land Value: 964,800 Market: 0 Agricultural: 0 Common: 964,800 PRINTED 08/06/2024 BY SYS