PT SEC 42-2N-27E
IN OR 2564/1205
BEING PARCEL 5

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

2024

51-3N-27-0000-0054-0010

NASSAU COUNTY PROPERTY

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

463327 SR 200, YULEE

BLD DATE		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		0
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		196,050
TOTAL MARKET VALUE		208,050
SOH/AGL Deduction		11,544
ASSESSED VALUE		196,506
TOTAL EXEMPTION VALUE	01	196,506
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		208,050
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,642

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20012953	DEMOLITION	14,900	12/28/2020
V000069	REMODEL	10,898	02/01/2000
R970728	REPAIR/RRF	0	01/07/1998
95-0394	REPAIR/RRF	4,277	10/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2564/1205	5/19/2022	WD	U	V	18	3,750,000
GRANTOR: PROGRESS NORTH FLORID						
GRANTEE: THE SCHOOL DISTRICT						
2462/0180	5/17/2021	WD	Q	I	05	1,400,000
GRANTOR: GIBSONS HOME STORE OF						
GRANTEE: PROGRESS NORTH FLOR						

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
1	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1973	1973	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	0005	CG			26,140.00	SF		1.00	1.00	1.00	7.50	7.50	196,050							

REVIEW DATE 06/17/2024 BY DC Total Acres: 0.60 Total Land Value: 196,050 Market: 0 Agricultural: 0 Common: 196,050 PRINTED 08/06/2024 BY SYS