PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
IN DBK 169/155 (EX WILLIAMS AV

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

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

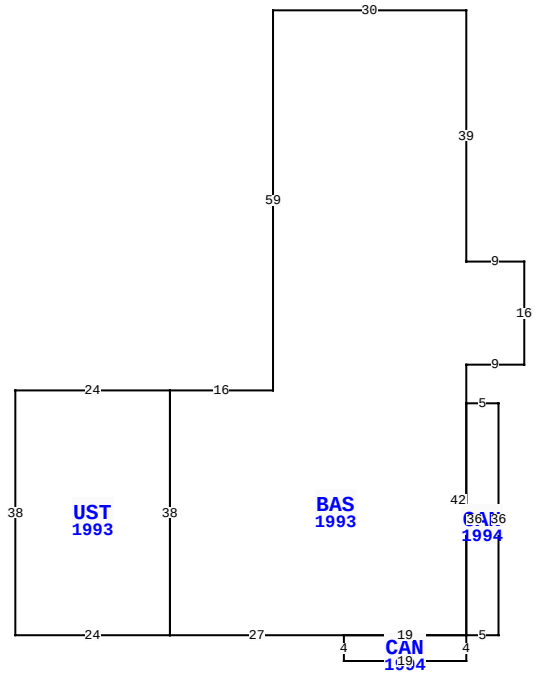
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	01	MINIMUM 10
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		10 100
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	3,662	100	3,662	470,231
CAN	76	30	23	2,953
CAN	180	30	54	6,934
UST	912	40	365	46,869
TOTALS	4,830		4,104	526,987

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,104	88.1628	172.36	707,365	1973	1973	0	0	0	25.50	74.50

1 SCHOOL – 0% - 0 Heated Area: 3662 HX Base Yr



86207 FELMOR RD, YULEE

BLD DATE	06/29/2017 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 15 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 N39 W30 S59 W16 UST=[YR=1993] W24 S38 E24 N38$ S38 E27 CAN=[YR=1994] S4 E19 N4 W19$ E19 CAN=[YR=1994] E5 N36 W5 S36$ N42 E9 N16$.

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	0424	CL FNC 6'	0	0	0	0	130.00	LF	20.00	20.00	100	1996	1996	3	39	1,014	
2	0424	CL FNC 6'	0	0	0	0	697.00	LF	20.00	20.00	100	1996	1996	3	39	5,437	
3	0803	ASPHALT C	0	0	0	0	19,307.00	SF	2.00	2.00	100	1996	1996	3	50	19,307	
4	0812	CONCRETE C	0	0	0	0	3,018.00	SF	4.00	4.00	100	1996	1996	3	72	8,692	
5	0400	CONC CURB	0	0	0	0	166.00	LF	15.00	15.00	100	1996	1996	3	79	1,967	
6	0463	FENCE GATE	0	0	0	0	7.00	UT	300.00	300.00	100	1996	1996	3	39	819	
7	1127	BRICK 8"	0	0	0	0	294.00	SF	11.00	11.00	100	1996	1996	3	91	2,943	
8	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	1996	1996	3	39	683	
9	0422	CL FNC 4'	0	0	0	0	170.00	LF	15.00	15.00	100	1996	1996	3	39	995	
10	0811	CONCRETE B	0	0	0	0	745.00	SF	5.20	5.20	100	1996	1996	3	72	2,789	

TOTAL OB/XF 44,646

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			16.00	AC		1.00	1.00	1.00	150,000.00	150,000.00	2,400,000							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
IN DBK 169/155 (EX WILLIAMS AV

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

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

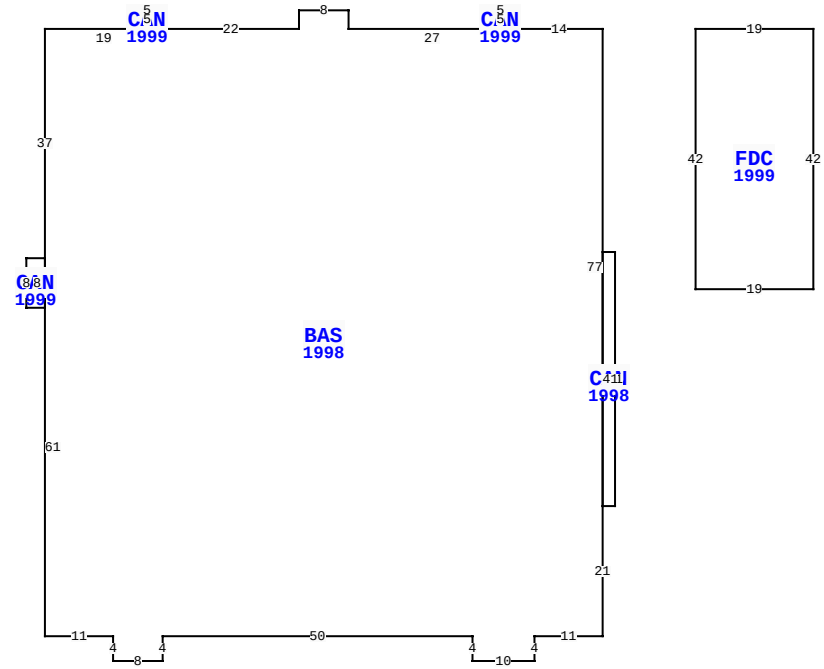
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		28 100
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	8,916	100	8,916	1,395,159
CAN	82	30	25	3,912
CAN	15	30	4	626
CAN	15	30	4	626
CAN	24	30	7	1,095
FDC	798	40	319	49,916
TOTALS	9,850		9,275	1,451,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	9,275	97.7650	191.13	1,772,731	1996	1996	0	0	0	18.13	81.87

2 SCHOOL – 0% - 0 Heated Area: 8916 HX Base Yr



86207 FELMOR RD, YULEE

BLD DATE	06/29/2017 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	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1997	1997	3	42	1,063	
12	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	1997	1997	3	42	630	
13	0402	CONC BUMPE	0	0	0	0	9.00	UT	25.00	25.00	100	1997	1997	3	80	180	
14	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	1997	1997	3	100	400	
15	0424	CL FNC 6'	0	0	0	0	410.00	LF	20.00	20.00	100	1997	1997	3	42	3,444	
16	0424	CL FNC 6'	0	0	0	0	186.00	LF	20.00	20.00	100	1997	1997	3	42	1,562	
17	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1971	1971	3	20	864	
18	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00	30.00	100	1997	1997	3	20	864	
19	0803	ASPHALT C	0	0	0	0	8,912.00	SF	2.00	2.00	100	1997	1997	3	50	8,912	
20	4950	BOLLARD	0	0	0	0	14.00	UT	100.00	100.00	20	1997	1997	3	20	280	

TOTAL OB/XF 18,199

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 CAN=[YR=1999] N3 W5 S3 E5$ W27 N3 W8 S3 W22 CAN=[YR=1999] N3 W5 S3 E5$ W19 S37 CAN=[YR=1999] W3 S8 E3 N8$ S61 E11 S4 E8 N4 E50 S4 E10 N4 E11 N21 CAN=[YR=1998] E2 N41 W2 S41$ N77$ PTR= E15 FDC=[YR=1999] E19 S42 W19 N42$ W15$.

REVIEW DATE 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
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NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

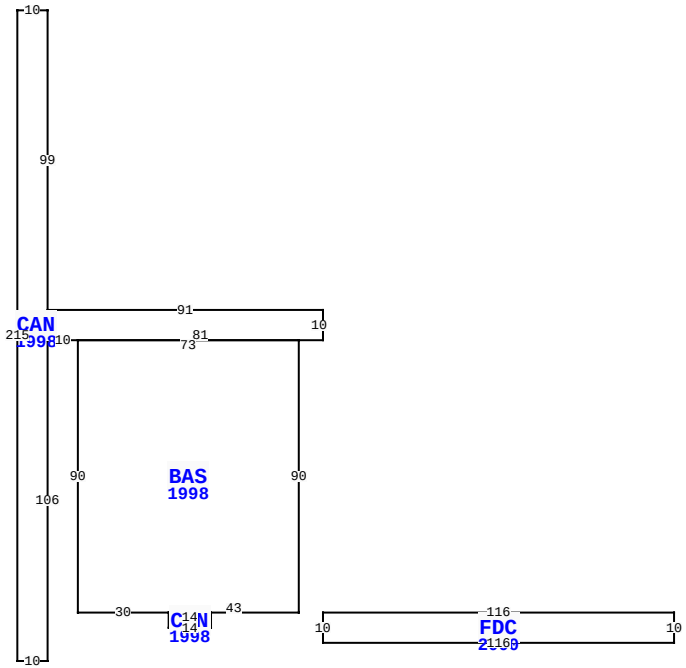
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	05	CHILL WTR 100
Heating Type	05	HOT WATER 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		20 100
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	6,570	100	6,570	921,710
CAN	70	30	21	2,946
CAN	3,060	30	918	128,787
FDC	1,160	40	464	65,095
TOTALS	10,860		7,973	1,118,539

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,973	92.0000	179.86	1,434,024	1997	1997	0	0	0	22.00	78.00

3 SCHOOL – 0% - 0 Heated Area: 6570 HX Base Yr



86207 FELMOR RD, YULEE

BLD DATE	06/29/2017	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		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL
GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1998] W91 N99 W10 S215 E10 N106 E10 BAS=[YR=1998] S90 E30 CAN=[YR=1998] S5 E14 N5 W14$ E43 N90 W73$ E81 N10$ PTR=S100 FDC=[YR=2000] E116 S10 W116 N10$ N100$.

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	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1997	1997	3	42	2,125	
22	0811	CONCRETE B	0	0	0	0	810.00	SF	8.94	8.94	100	1997	1997	3	73	5,289	
23	0505	FLAGPOLE A	0	0	0	0	25.00	LF	86.00	86.00	100	1997	1997	3	20	430	
24	0810	CONCRETE A	0	0	6	8	48.00	SF	6.50	6.50	100	1997	1997	3	73	228	
25	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	1997	1997	3	25	450	
26	0424	CL FNC 6'	0	0	0	0	169.00	LF	20.00	20.00	100	1997	1997	3	42	1,420	
27	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1997	1997	3	42	378	
28	0424	CL FNC 6'	0	0	0	0	282.00	LF	20.00	20.00	100	1997	1997	3	42	2,369	
29	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1997	1997	3	42	126	
30	0810	CONCRETE A	0	0	10	7	70.00	SF	6.50	6.50	100	1997	1997	3	73	332	

TOTAL OB/XF 13,147

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
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1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

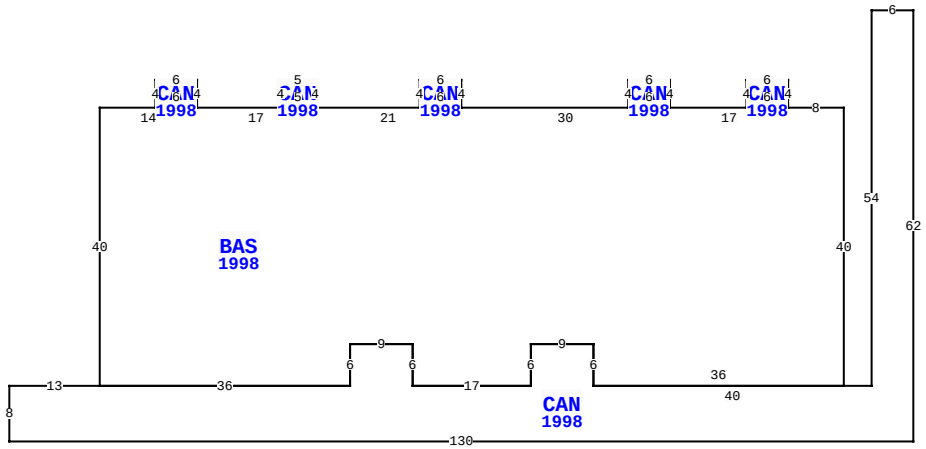
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	03	FORCED AIR 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		8 100
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	4,172	100	4,172	570,709
CAN	20	30	6	821
CAN	24	30	7	958
CAN	24	30	7	958
CAN	24	30	7	958
CAN	24	30	7	958
CAN	1,472	30	442	60,464
TOTALS	5,760		4,648	635,823

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,648	104.9070	205.09	953,258	1971	1971	0	0	0	33.30	66.70

4 SCHOOL – 0% - 0 Heated Area: 4172 HX Base Yr



86207 FELMOR RD, YULEE

BLD DATE	06/29/2017 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:	
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ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W8 CAN=[YR=1998] N4 W6 S4 E6$ W17 CAN=[YR=1998] N4 W6 S4 E6$ W30 CAN=[YR=1998] N4 W6 S4 E6$ W21 CAN=[YR=1998] N4 W5 S4 E5$ W17 CAN=[YR=1998] N4 W6 S4 E6$ W14 S40 CAN=[YR=1998] W13 S8 E130 N62 W6 S54 W40 N6 W9 S6 W17 N6 W9 S6 W36$ E36 N6 E9 S6 E17 N6 E9 S6 E36 N40$.

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	0810	CONCRETE A	0	0	9	8	72.00	SF	6.50	6.50	100	1998	1998	3	75	351	
32	0424	CL FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	1998	1998	3	45	288	
33	0820	WOOD WALK	0	0	0	0	388.00	SF	11.75	11.75	100	1990	1990	3	40	1,824	
34	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	2010	2010	3	91	1,751	
35	0803	ASPHALT C	0	0	0	0	10,268.00	SF	2.00	2.00	100	1998	1998	3	50	10,268	
36	0810	CONCRETE A	0	0	60	9	540.00	SF	6.50	6.50	100	1998	1998	3	75	2,633	
37	4950	BOLLARD	0	0	0	0	15.00	UT	100.00	100.00	100	1998	1998	3	100	1,500	
38	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100	1998	1998	3	75	293	
39	0819	CONC 12"	0	0	54	17	918.00	SF	9.50	9.50	100	1998	1998	3	75	6,541	
40	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	1998	1998	3	45	788	

TOTAL OB/XF 26,237

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
IN DBK 169/155 (EX WILLIAMS AV

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

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

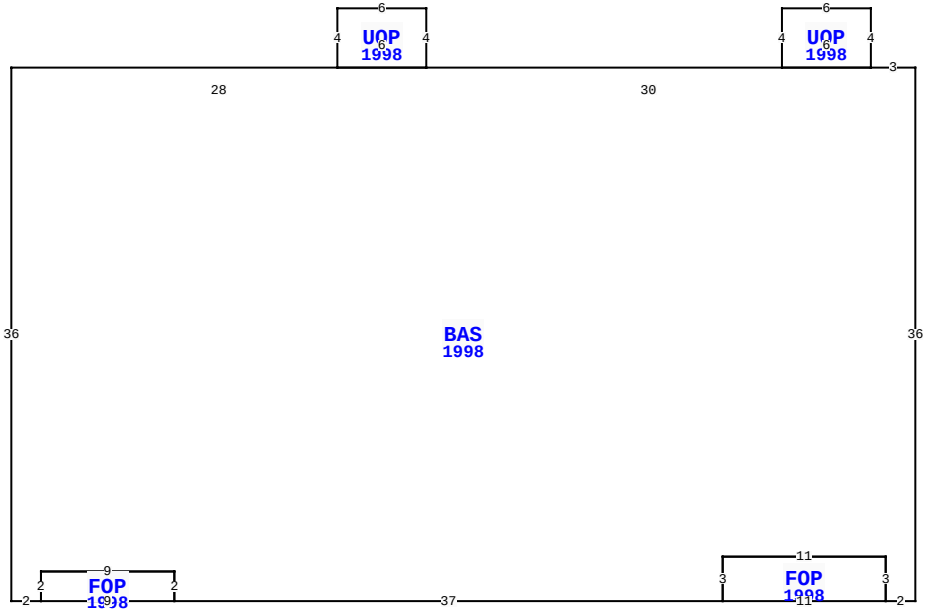
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		1 100
Frame	03	MASONRY 100
Story Height		12 100
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	2,145	100	2,145	247,613
FOP	18	30	5	578
FOP	33	30	10	1,154
UOP	24	20	5	578
UOP	24	20	5	578
TOTALS	2,244		2,170	250,498

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	2,170	85.5750	167.30	363,041	1975	1975	0	0	0	31.00	69.00

5 SCHOOL – 0% - 0 Heated Area: 2145 HX Base Yr



86207 FELMOR RD, YULEE

BLD DATE	06/29/2017 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		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W3 UOP=[YR=1998] N4 W6 S4 E6 $ W30
UOP=[YR=1998] N4 W6 S4 E6 $ W28 S36 E2 FOP=[YR=1998] E9 N2 W9 S2 $ N2 E9 S2 E37 FOP=[YR=1998] E11 N3 W11 S3 $ N3 E11 S3 E2 N36 $.

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	0425	CL FNC 8'	0	0	0	0	114.00	LF	10.65	10.65	100	1998	1998	3	45	546	
42	0425	CL FNC 8'	0	0	0	0	180.00	LF	10.65	10.65	100	1998	1998	3	45	863	
43	0423	CL FNC 5'	0	0	0	0	169.00	LF	6.85	6.85	100	2000	2000	3	52	602	
44	0811	CONCRETE B	0	0	0	0	882.00	SF	5.20	5.20	100	2000	2000	3	79	3,623	
45	0383	FREEZER	0	0	12	12	144.00	SF	105.00	105.00	100	1998	1998	3	42	6,350	
46	0811	CONCRETE B	0	0	0	0	887.00	SF	5.20	5.20	100	2000	2000	3	79	3,644	
47	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2000	2000	3	100	600	
48	0810	CONCRETE A	0	0	19	9	171.00	SF	6.50	6.50	100	2000	2000	3	79	878	
49	0424	CL FNC 6'	0	0	0	0	84.00	LF	20.00	20.00	100	2000	2000	3	52	874	
50	0810	CONCRETE A	0	0	0	0	125.00	SF	6.50	6.50	100	2000	2000	3	79	642	

TOTAL OB/XF 18,622

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
IN DBK 169/155 (EX WILLIAMS AV

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

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

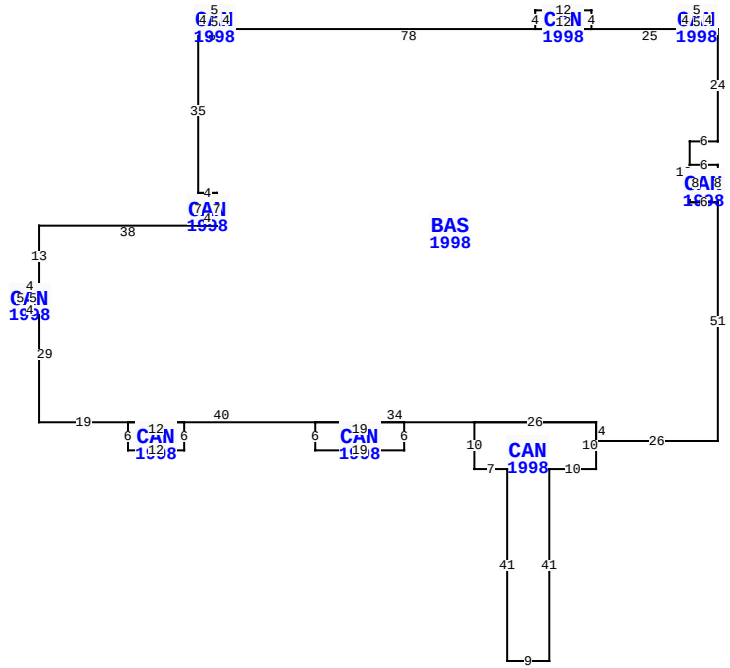
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		13 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		19 100
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	10,750	100	10,750	1,367,427
CAN	20	30	6	764
CAN	20	30	6	764
CAN	20	30	6	764
CAN	28	30	8	1,018
CAN	48	30	14	1,781
CAN	48	30	14	1,781
CAN	72	30	22	2,799
CAN	114	30	34	4,325
CAN	629	30	189	24,041
TOTALS	11,749		11,049	1,405,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	11,049	89.1310	174.25	1,925,288	1989	1989	0	0	0	27.00	73.00

6 SCHOOL – 0% - 0 Heated Area: 10750 HX Base Yr



BLD DATE	06/29/2017 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

86207 FELMOR RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 6 of 15 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W2 CAN=[YR=1998] N4 W5 S4 E5$ W25 CAN=[YR=1998] N4 W12 S4 E12 $ W78 CAN=[YR=1998] N4 W5 S4 E5$ W6 S35 CAN=[YR=1998] S7 E4 N7 W4$ E4 S7 W38 S13 CAN=[YR=1998] W4 S5 E4 N5$ S29 E19 CAN=[YR=1998] S6 E12 N6 W12$ E40 CAN=[YR=1998] S6 E19 N6 W19$ E34 CAN=[YR=1998] S10 E7 S41 E9 N41 E10 N10 W26$ E26 S4 E26 N51 CAN=[YR=1998] N8 W6 S8 E6$ W6 N13 E6 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
51	0810	CONCRETE A	0	0	10	6	60.00	SF	6.50	6.50	100	1997	1997	3	73	285	
52	0424	CL FNC 6'	0	0	0	0	48.00	LF	20.00	20.00	100	2010	2010	3	78	749	
53	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010	3	78	468	
54	0812	CONCRETE C	0	0	47	25	1,175.00	SF	4.00	4.00	100	1998	1998	3	75	3,525	
55	0811	CONCRETE B	0	0	40	20	800.00	SF	5.20	5.20	100	1998	1998	3	75	3,120	
56	0810	CONCRETE A	0	0	30	5	150.00	SF	6.50	6.50	100	1998	1998	3	75	731	
57	0351	CARPORT MT	0	0	55	27	1,485.00	SF	10.00	10.00	100	2005	2005	3	24	3,564	
58	0351	CARPORT MT	0	0	106	8	848.00	SF	10.00	10.00	100	2017	2017	3	78	6,614	
59	0424	CL FNC 6'	0	0	0	0	188.00	LF	20.00	20.00	100	2005	2005	3	66	2,482	
60	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	1997	1997	3	42	8,501	

TOTAL OB/XF 30,039

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
IN DBK 169/155 (EX WILLIAMS AV

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

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

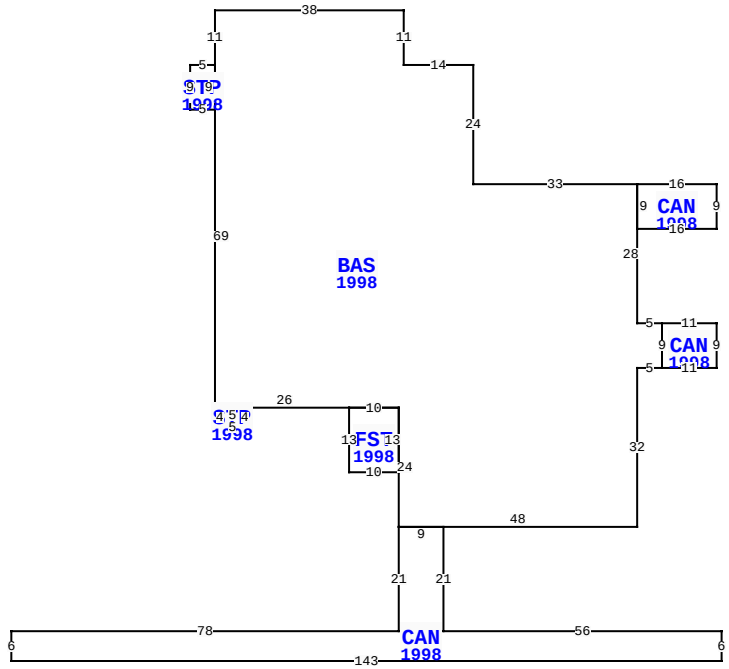
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	15	CONC BLOCK 10
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	05	HOT WATER 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		15 100
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	6,688	100	6,688	967,390
CAN	99	30	30	4,339
CAN	144	30	43	6,220
CAN	1,047	30	314	45,418
FST	130	50	65	9,402
STP	20	10	2	289
STP	45	10	4	579
TOTALS	8,173		7,146	1,033,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,146	92.9250	181.67	1,298,214	1998	1998	0	0	0	20.38	79.62

7 SCHOOL – 0% - 0 Heated Area: 6688 HX Base Yr



86207 FELMOR RD, YULEE

BLD DATE	06/29/2017 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
61	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	1997	1997	3	42	1,260	
62	4950	BOLLARD	0	0	0	0	17.00	UT	100.00	100.00	100	1997	1997	3	100	1,700	
63	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1997	1997	3	80	60	
64	0819	CONC 12"	0	0	0	0	829.00	SF	9.50	9.50	100	1997	1997	3	73	5,749	
65	0400	CONC CURB	0	0	0	0	1,710.00	LF	15.00	15.00	100	1997	1997	3	80	20,520	
66	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100	1997	1997	3	73	2,429	
67	0467	FNC GT 25'	0	0	0	0	4.00	UT	875.00	875.00	100	1997	1997	3	42	1,470	
68	0424	CL FNC 6'	0	0	0	0	470.00	LF	20.00	20.00	100	1997	1997	3	42	3,948	
69	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	42	252	
70	0810	CONCRETE A	0	0	0	0	215.00	SF	6.50	6.50	100	1997	1997	3	73	1,020	

TOTAL OB/XF 38,408

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1998] W16 BAS=[YR=1998] W33 N24 W14 N11 W38 S11 STP=[YR=1998] W5 S9 E5 N9$ S69 E1 STP=[YR=1998] S4 E5 N4 W5$ E26 FST=[YR=1998] S13 E10 N13 W10$ E10 S24 CAN=[YR=1998] S21 W78 S6 E143 N6 W56 N21 W9$ E48 N32 E5 CAN=[YR=1998] E11 N9 W11 S9$ N9 W5 N28$ S9 E16 N9$.

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
IN DBK 169/155 (EX WILLIAMS AV

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

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

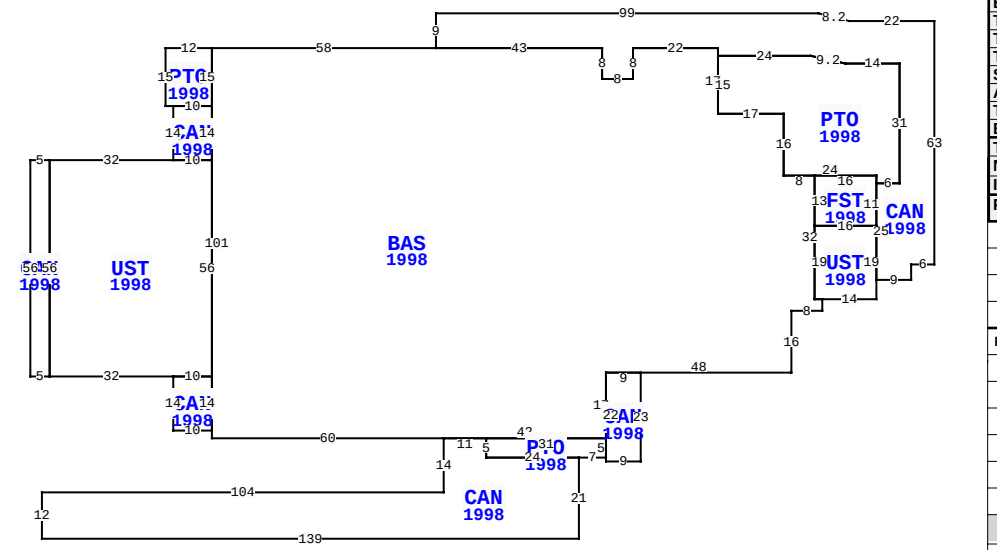
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 70
Interior Floo	15	HARDTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	05	CHILL WTR 100
Heating Type	05	HOT WATER 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		21 100
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	14,131	100	14,131	2,528,652
CAN	140	30	42	7,516
CAN	140	30	42	7,516
CAN	207	30	62	11,094
CAN	280	30	84	15,031
CAN	1,970	30	591	105,756
CAN	2,038	30	611	109,335
FST	208	50	104	18,610
PTO	155	5	8	1,432
PTO	180	5	9	1,610
TOTALS	23,265		16,805	3,007,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	16,805	116.2287	227.23	3,818,600	1998	1998	0	0	0	21.25	78.75

8 SCHOOL – 0% - 0 Heated Area: 14131 HX Base Yr



** This building has 13 Sub-Areas

86207 FELMOR RD, YULEE

BLD DATE	06/29/2017 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 8 of 15 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1998] W22 U2 L8 W99 S9 BAS=[YR=1998] W58 PTO=[YR=1998] W12 S15 E2 CAN=[YR=1998] S14 UST=[YR=1998] W32 CAN=[YR=1998] W5 S56 E5 N56$ S56 E32 CAN=[YR=1998] S14 E10 N14 W10$ E10 N56 W10$ E10 N14 W10$ E10 N15$ S101 E60 CAN=[YR=1998] S14 W104 S12 E139 N21 PTO=[YR=1998] E7 CAN=[YR=1998] S1 E9 N23 W9 S22$ N5 W31 S5 E24$ W24 N5 W11$ E42 N17 E48 N16 E8 N3 UST=[YR=1998] E14 N19 FST=[YR=1998] N11 PTO=[YR=1998] E6 N31 W14 U2 L9 W24 S15 E17 S16 E24 S2$ N2 W16 S13 E16$ W16 S19 E2$ W2 N32 W8 N16 W17 N17 W22 S8 W8 N8 W43$ E43 S8 E8 N8 E22 S2 E24 D2 R9 E14 S31 W6 S25 E9 N4 E6 N63$.

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	0810	CONCRETE A	0	0	32	5	160.00	SF	6.50	6.50	100	1997	1997	3	73	759	
72	0424	CL FNC 6'	0	0	0	0	975.00	LF	20.00	20.00	100	2005	2005	3	66	12,870	
73	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2005	2005	3	66	792	
74	0803	ASPHALT C	0	0	0	0	96,897.00	SF	2.00	2.00	100	1997	1997	3	50	96,897	
75	0424	CL FNC 6'	0	0	0	0	282.00	LF	20.00	20.00	100	1997	1997	3	42	2,369	
76	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	1997	1997	3	42	504	
77	0424	CL FNC 6'	0	0	0	0	1,256.00	LF	20.00	20.00	100	1997	1997	3	42	10,550	
78	0430	CL FNC 6B	0	0	0	0	403.00	LF	9.70	9.70	100	1997	1997	3	42	1,642	
79	0424	CL FNC 6'	0	0	0	0	270.00	LF	20.00	20.00	100	1997	1997	3	42	2,268	
80	0430	CL FNC 6B	0	0	0	0	321.00	LF	9.70	9.70	100	1997	1997	3	42	1,308	

TOTAL OB/XF 129,959

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
IN DBK 169/155 (EX WILLIAMS AV

NASSAU COUNTY SCHOOL BOARD/
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FERNANDINA BEACH, FL 32034

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 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	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		16 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

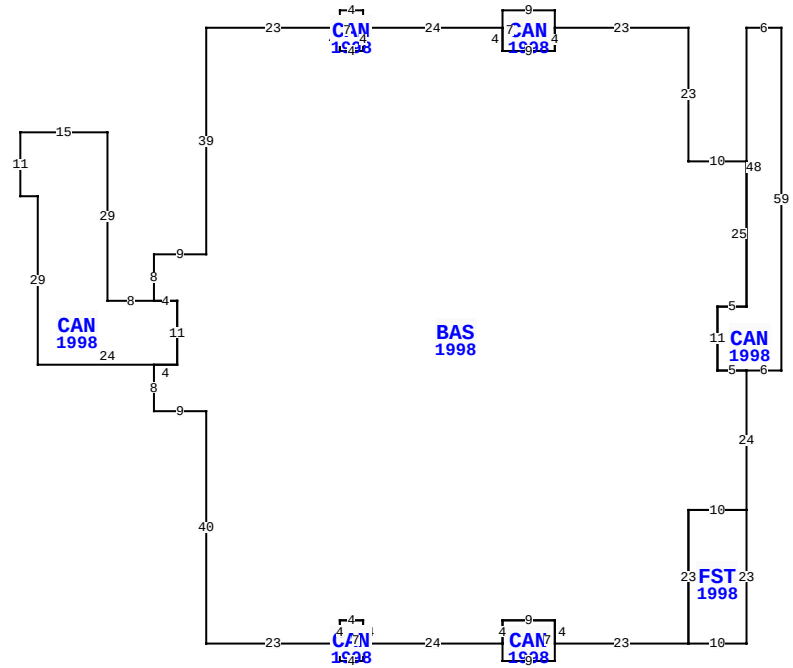
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	9,438	100	9,438	1,156,429
CAN	28	30	8	980
CAN	28	30	8	980
CAN	63	30	19	2,328
CAN	63	30	19	2,328
CAN	409	30	123	15,071
CAN	645	30	194	23,771
FST	230	50	115	14,091
TOTALS	10,904		9,924	1,215,978

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	9,924	94.9608	185.65	1,842,391	1975	1975	0	0	0	34.00	66.00

9 SCHOOL – 0% - 0 Heated Area: 9438 HX Base Yr



BLD DATE	06/29/2017	KK	LGL DATE		
XF DATE			LAND DATE	06/21/2024	TD
INC DATE			AG DATE		

86207 FELMOR RD, YULEE

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W10 N23 W23 CAN=[YR=1998] N3 W9 S7 E9 N4$ S4 W9 N4 W24 CAN=[YR=1998] N3 W4 S7 E4 N4$ S4 W4 N4 W23 S39 W9 S8 CAN=[YR=1998] W8 N29 W15 S11 E3 S29 E24 N11 W4$ E4 S11 W4 S8 E9 S40 E23 CAN=[YR=1998] S3 E4 N7 W4 S4$ N4 E4 S4 E24 CAN=[YR=1998] S3 E9 N7 W9 S4 $ N4 E9 S4 E23 FST=[YR=1998] E10 N23 W10 S23$ N23 E10 N24 CAN=[YR=1998] E6 N59 W6 S48 W5 S11 E5$ W5 N11 E5 N25$.

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
IN DBK 169/155 (EX WILLIAMS AV

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

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

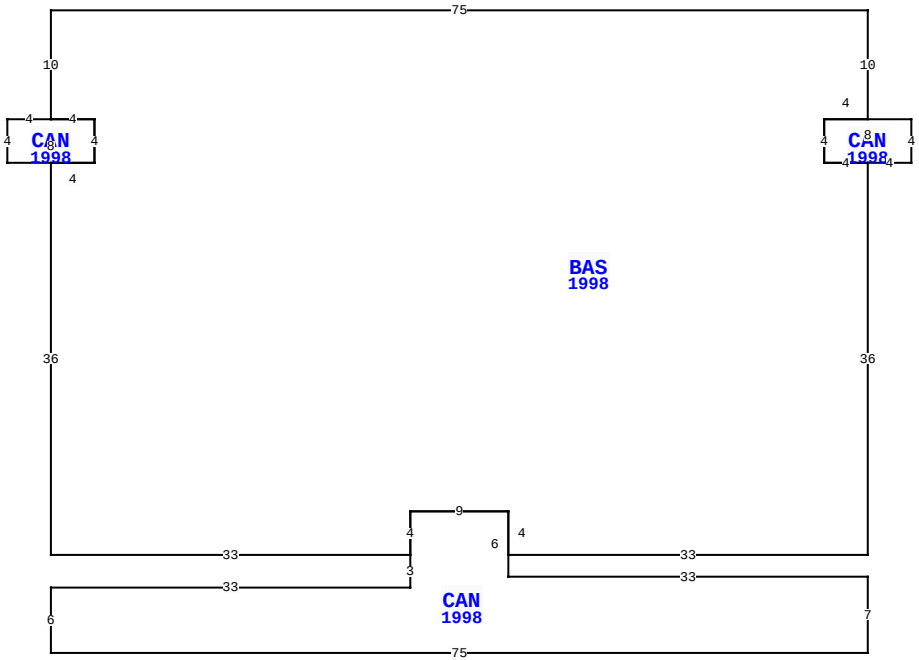
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	05	HOT WATER 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		16 100
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	3,682	100	3,682	513,019
CAN	32	30	10	1,393
CAN	32	30	10	1,393
CAN	546	30	164	22,851
TOTALS	4,292		3,866	538,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	3,866	103.2884	201.93	780,661	1981	1981	0	0	0	31.00	69.00

10 SCHOOL – 0% - 0 Heated Area: 3682 HX Base Yr



BLD DATE	06/29/2017 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

86207 FELMOR RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 10 of 15 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W75 S10 CAN=[YR=1998] W4 S4 E8 N4 W4 $ E4 S4 W4 S36 E33 CAN=[YR=1998] S3 W33 S6 E75 N7 W33 N6 W9 S4$ N4 E9 S4 E33 N36 CAN=[YR=1998] E4 N4 W8 S4 E4$ W4 N4 E4 N10$.

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
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NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

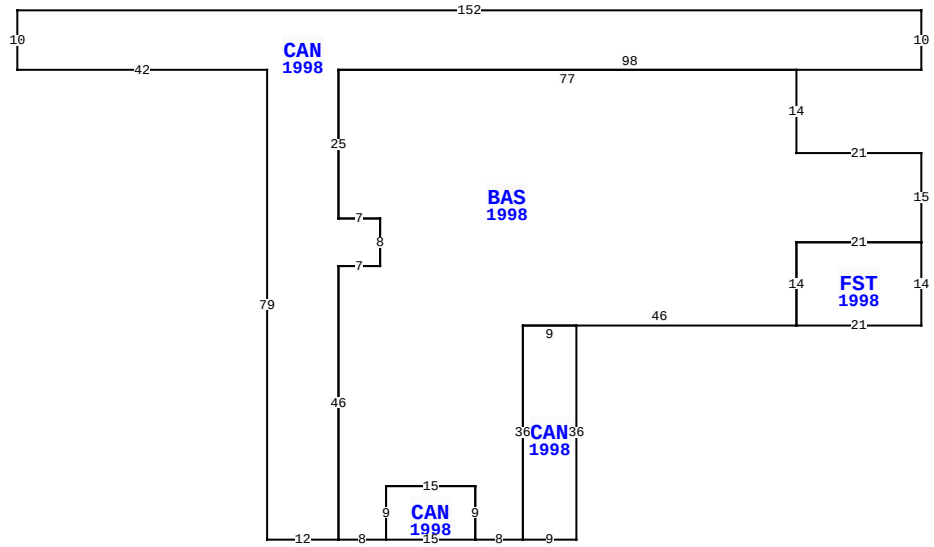
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	05	HOT WATER 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		15 100
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	4,551	100	4,551	629,805
CAN	135	30	40	5,535
CAN	324	30	97	13,424
CAN	2,524	30	757	104,760
FST	294	50	147	20,343
TOTALS	7,828		5,592	773,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	5,592	108.0700	211.28	1,181,478	1974	1974	0	0	0	34.50	65.50

11 SCHOOL – 0% - 0 Heated Area: 4551 HX Base Yr



86207 FELMOR RD, YULEE

BLD DATE	06/29/2017 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		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1998] W152 S10 E42 S79 E12 BAS=[YR=1998] E8
CAN=[YR=1998] E15 N9 W15 S9$ N9 E15 S9 E8 CAN=[YR=1998] E9
N36 W9 S36$ N36 E46 FST=[YR=1998] E21 N14 W21 S14$ N14 E21
N15 W21 N14 W77 S25 E7 S8 W7 S46$ N46 E7 N8 W7 N25 E98 N10$.

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
IN DBK 169/155 (EX WILLIAMS AV

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

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

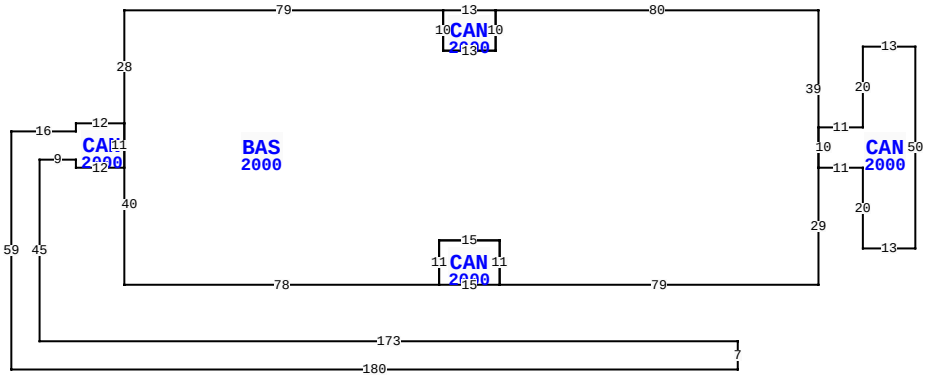
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		0 100
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	11,401	100	11,401	1,365,533
CAN	130	30	39	4,671
CAN	165	30	50	5,989
CAN	760	30	228	27,308
CAN	1,819	30	546	65,397
TOTALS	14,275		12,264	1,468,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	12,264	76.3420	149.25	1,830,402	2000	2000	0	0	0	19.75	80.25

12 SCHOOL – 0% - 0 Heated Area: 11401 HX Base Yr



86207 FELMOR RD, YULEE

BLD DATE	06/29/2017 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 12 of 15 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W80 CAN=[YR=2000] W13 S10 E13 N10$ S10 W13 N10 W79 S28 CAN=[YR=2000] W12 S2 W16 S59 E180 N7 W173 N45 E9 S2 E12 N11$ S40 E78 CAN=[YR=2000] E15 N11 W15 S11$ N11 E15 S11 E79 N29 CAN=[YR=2000] E11 S20 E13 N50 W13 S20 W11 S10$ N39$.

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
IN DBK 169/155 (EX WILLIAMS AV

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

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

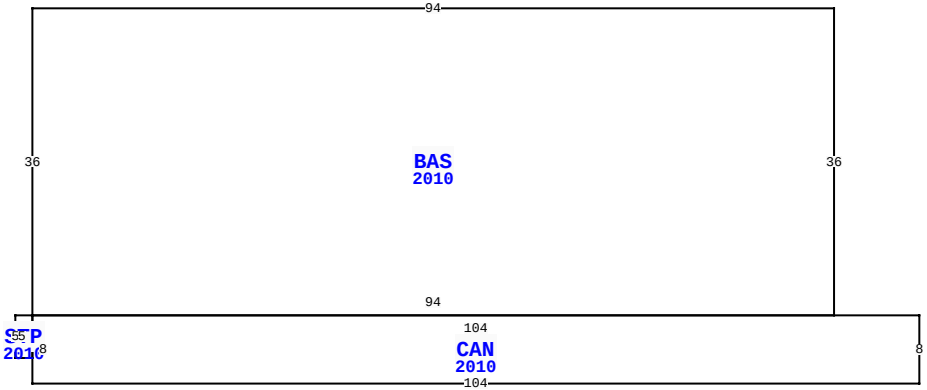
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story 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	3,384	100	3,384	590,259
CAN	832	30	250	43,607
STP	10	10	1	175
TOTALS	4,226		3,635	634,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	3,635	94.9145	185.56	674,511	2010	2010	0	0	0	6.00	94.00

13 SCHOOL – 0% - 0 Heated Area: 3384 HX Base Yr



86207 FELMOR RD, YULEE

BLD DATE	06/29/2017 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 13 of 15 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
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TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W94 S36 STP=[YR=2010] W2 S5 E2 N5$
CAN=[YR=2010] S8 E104 N8W104 $ E94 N36$.

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
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2024

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BUILDING CHARACTERISTICS

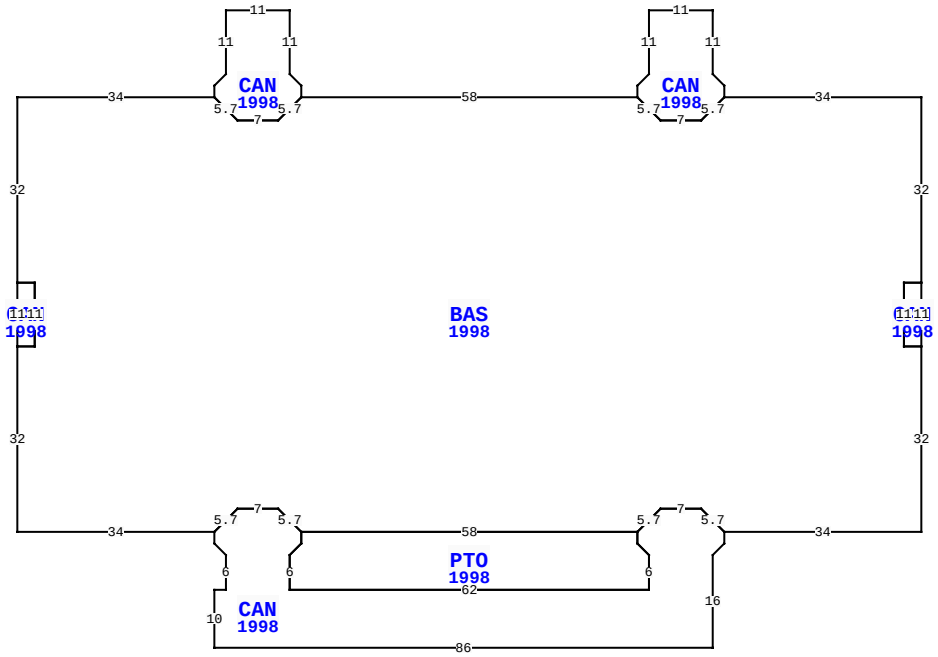
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	05	HOT WATER 100
Fixtures		33 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		28 100
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	11,458	100	11,458	1,659,199
CAN	33	30	10	1,448
CAN	33	30	10	1,448
CAN	221	30	66	9,557
CAN	221	30	66	9,557
CAN	1,192	30	358	51,841
PTO	608	5	30	4,345
TOTALS	13,766		11,998	1,737,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	11,998	94.9620	185.65	2,227,429	1997	1997	0	0	0	22.00	78.00

14 SCHOOL – 0% - 0 Heated Area: 11458 HX Base Yr



BLD DATE	06/29/2017 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

86207 FELMOR RD, YULEE

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
TOTAL LAND VALUE - MARKET		2,400,000
TOTAL MARKET VALUE		20,321,670
SOH/AGL Deduction		2,070,511
ASSESSED VALUE		18,251,159
TOTAL EXEMPTION VALUE	01	18,251,159
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		20,321,670
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		20,239,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0169/0155	1/23/1950	WD	U	V	03	100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W34 CAN=[YR=1998] N2 U2 L2 N11 W11 S11 D2 L2 S2 D4 R4 E7 U4 R4 $ L4 D4 W7 U4 L4 W58 CAN=[YR=1998] N2 U2 L2 N11 W11 S11 D2 L2 S2 D4 R4 E7 U4 R4 $ D4 L4 W7 U4 L4 W34 S32 CAN=[YR=1998] S11 E3 N11 W3 $ E3 S11 W3 S32 E34 CAN=[YR=1998] S2 D2 R2 S6 W2 S10 E86 N16 U2 R2 N2 L4 U4 W7 D4 L4 PTO=[YR=1998] W58 S2 D2 L2 S6 E62 N6 U2 L2 N2$ S2 D2 R2 S6 W62 N6 U2 R2 N2 U4 L4 W7 D4 L4 $ U4 R4 E7 D4 R4 E58 U4 R4 E7 D4 R4 E34 N32 CAN=[YR=1998] N11 W3 S11 E3$ W3 N11 E3 N32$.

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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS

PT OF JOHN LOWE MILL GRANTS
SEC 42-2N-27E & SEC 51-3N-27E
IN DBK 169/155 (EX WILLIAMS AV

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

2024

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

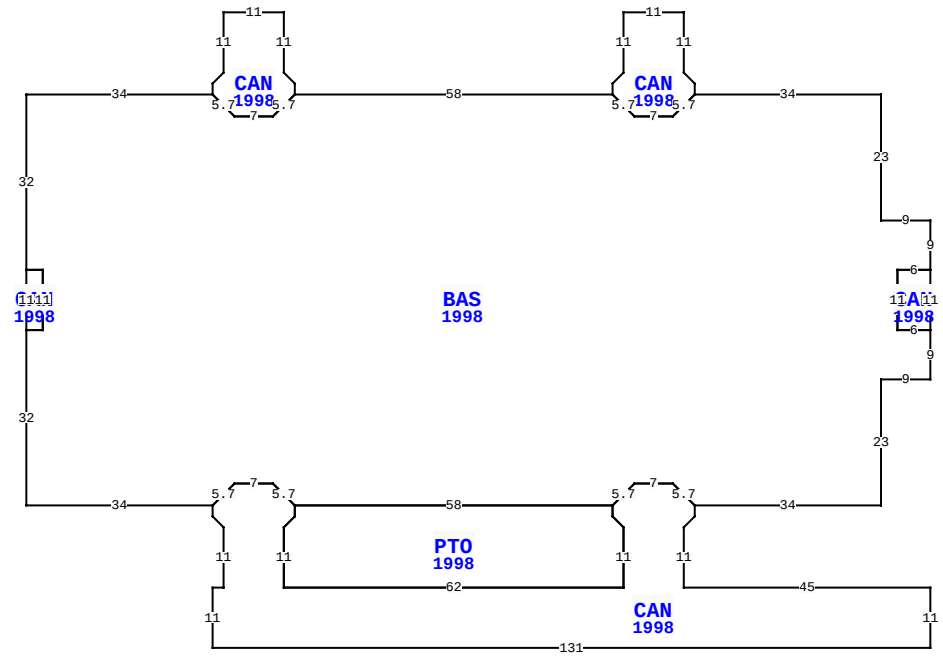
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	05	HOT WATER 100
Fixtures		33 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		26 100
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	11,686	100	11,686	1,692,215
CAN	33	30	10	1,448
CAN	66	30	20	2,896
CAN	221	30	66	9,557
CAN	221	30	66	9,557
CAN	1,883	30	565	81,816
PTO	918	5	46	6,661
TOTALS	15,028		12,459	1,804,150

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	12,459	94.9620	185.65	2,313,013	1997	1997	0	0	0	22.00	78.00

15 SCHOOL – 0% - 0 Heated Area: 11686 HX Base Yr



BLD DATE	06/29/2017 KK	LGL DATE	
XF DATE		LAND DATE	06/21/2024 TD
INC DATE		AG DATE	

86207 FELMOR RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 15 of 15 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		17,602,413
TOTAL MARKET OB/XF VALUE		319,257
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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 04/30/2024 BY KBA Total Acres: 16.00 Total Land Value: 2,400,000 Market: 0 Agricultural: 0 Common: 2,400,000 PRINTED 08/06/2024 BY SYS