S-2 & S-3 OF LOTS 7 & 8
EX LEASED PARCEL 7-2L
IN OR 889/806

ISLAND EDUCATION INC/
1423 JULIA ST
FERNANDINA BEACH, FL 32034

2025

00-00-30-0820-0007-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

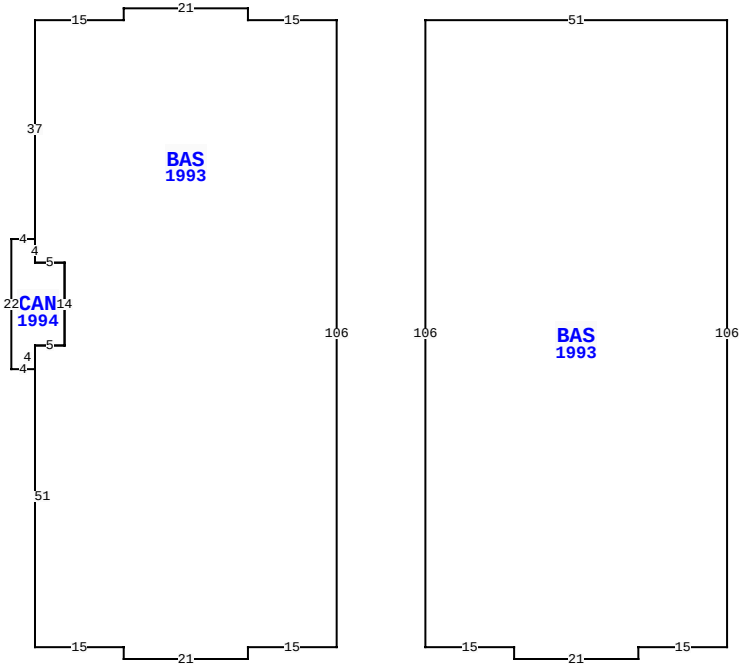
ELEMENT	CD	CONSTRUCTION
Exterior Wall	27	PREFIN MTL 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	01	TYP WD 100
Story Height		11 100
RMS		3 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7200	PRIVATE SCHOOLS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,420	100	1993	5,420	172,159
BAS	5,448	100	1993	5,448	173,048
CAN	158	30	1994	47	1,493
TOTALS	11,026			10,915	346,700

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	10,915	102.7628	144.38	1,575,908	1975	1975	0	0	0	78.00	22.00

1 OFFICE – 0% - 0 Heated Area: 10868 HX Base Yr



BLD DATE	07/12/2019	KK	LGL DATE	
XF DATE	07/12/2019	KK	LAND DATE	04/22/2025 DC
INC DATE			AG DATE	

1423 JULIA ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		891,599
TOTAL MARKET OB/XF VALUE		30,968
TOTAL LAND VALUE - MARKET		194,386
TOTAL MARKET VALUE		1,116,953
SOH/AGL Deduction		23,347
ASSESSED VALUE		1,093,606
TOTAL EXEMPTION VALUE	08	1,093,606
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,116,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,060,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004408	REPAIR/RRF-ROOF	45,000	05/24/2019
B960541	REPAIR/RRF	16,000	11/01/1996
M951232	H/AC	0	07/01/1995
M951969	CHNGE SRVC	0	07/01/1995
B9501958	NEW CONSTR	111,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0889/0806	6/30/1999	WD	Q	I	06	60,000
GRANTOR: UNIVERSITY OF GA FOUN						
GRANTEE: ISLAND EDUCATION IN						
0332/0655	3/01/1981	DG	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0850	PEBBLE WLK	0	0	0	0	3,694.00	SF	3.50	3.50	100	1995	1995	3	68	8,792	
2	0855	CONC PAVER	0	0	19	4	76.00	SF	10.00	10.00	100	2005	2005	3	84	638	
3	1076	TRELLIS A	0	0	11	18	198.00	SF	7.50	7.50	100	2005	2005	3	36	535	
4	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2000	2000	3	48	864	
5	0444	BOX FNC 4'	0	0	0	0	177.00	LF	6.50	6.50	100	2000	2000	3	20	230	
6	1242	WD DECK A	0	0	0	0	617.00	SF	10.00	10.00	100	2000	2000	3	20	1,234	
7	0803	ASPHALT C	0	0	0	0	9,052.00	SF	2.00	2.00	100	1995	1995	3	50	9,052	
8	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1995	1995	3	36	911	
9	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1995	1995	3	36	180	
10	0810	CONCRETE A	0	0	0	0	389.00	SF	6.50	6.50	100	1995	1995	3	68	1,719	

TOTAL OB/XF 24,155

BUILDING DIMENSIONS

BAS=[YR=1993] W15 N2 W21 S2 W15 S37 CAN=[YR=1994] W4 S22 E4 N4 E5 N14 W5 N4 $ S4 E5 S14 W5 S51 E15 S2 E21 N2 E15 N106 $ PTR=E15 BAS=[YR=1993] S106 E15 S2 E21 N2 E15 N106 W51$ W15$.

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	007200	C	SCHOOL PRI	0		CPO	0.00	0.00	45,738.00	SF		1.00	1.00	1.00	4.25	4.25	194,386							

REVIEW DATE 07/12/2019 BY KK Total Acres: 1.05 Total Land Value: 194,386 Market: 0 Agricultural: 0 Common: 194,386 PRINTED 07/30/2025 BY SYS

S-2 & S-3 OF LOTS 7 & 8
EX LEASED PARCEL 7-2L
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FERNANDINA BEACH, FL 32034

2025

00-00-30-0820-0007-0020

BUILDING CHARACTERISTICS

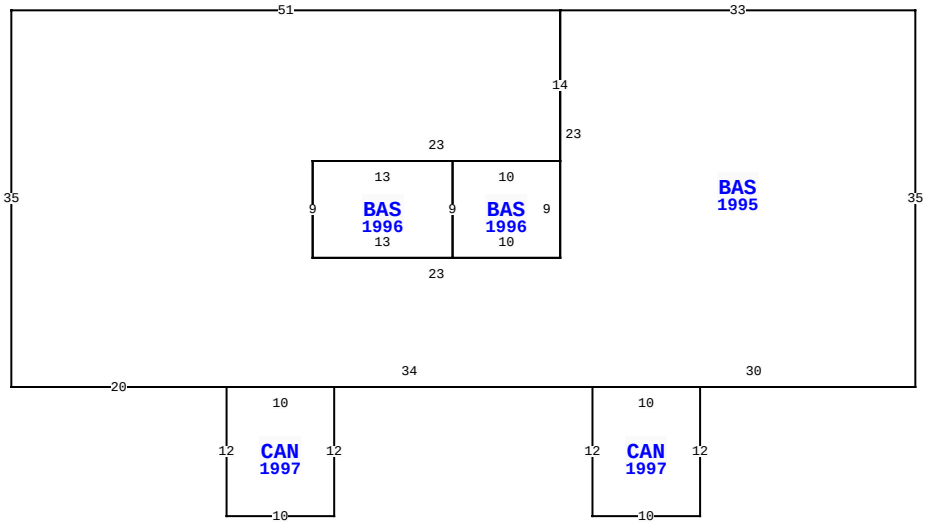
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	05	STEEL 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7200	PRIVATE SCHOOLS
MAP NUM		MKT AREA 03
NEIGHBORHOOD/LOC	3016.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,733	100	1995	2,733	494,425
BAS	90	100	1996	90	16,282
BAS	117	100	1996	117	21,166
CAN	120	30	1997	36	6,513
CAN	120	30	1997	36	6,513
TOTALS	3,180			3,012	544,899

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	3,012	108.3680	211.59	637,309	1995	1995	0	0	0	14.50	85.50

2 SCHOOL – 0% - 0 Heated Area: 2940 HX Base Yr



1423 JULIA ST, FERNANDINA BEACH

BLD DATE	07/12/2019	KK	LGL DATE	
XF DATE	07/12/2019	KK	LAND DATE	04/22/2025 DC
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 8

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TOTAL JUST VALUE		1,116,953
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,060,596

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: UNIVERSITY OF GA FOUN						
GRANTEE: ISLAND EDUCATION IN						
0332/0655	3/01/1981	DG	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

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	0446	BOX FNC 6'	0	0	0	0	91.00	LF	20.00	20.00	100	2000	2000	3	20	364	
12	0444	BOX FNC 4'	0	0	0	0	30.00	LF	6.50	6.50	100	2000	2000	3	20	39	
13	0811	CONCRETE B	0	0	0	0	728.00	SF	5.20	5.20	100	2000	2000	3	77	2,915	
14	0422	CL FNC 4'	0	0	0	0	286.00	LF	15.00	15.00	100	2005	2005	3	64	2,746	
15	0350	CARPORT WD	0	0	16	9	144.00	SF	13.00	13.00	100	2010	2010	3	40	749	

BUILDING DIMENSIONS

BAS=[YR=1996] W10 BAS=[YR=1996] W13 S9 E13 N9 $ S9 E10 N9 $ BAS=[YR=1995] N14 W51 S35 E20 CAN=[YR=1997] S12 E10 N12 W10$ E34 CAN=[YR=1997] S12 E10 N12 W10$ E30 N35 W33 S23 W23 N9 E23$.

LAND DESCRIPTION

TOTAL OB/XF 6,813

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 07/12/2019 BY KK Total Acres: 1.05 Total Land Value: 194,386 Market: 0 Agricultural: 0 Common: 194,386 PRINTED 07/30/2025 BY SYS