LOTS 153,175,198 & 219
OUTLOTS S/D OF SEC 26-3N-28E
UNRECORDED

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

**2025**

**00-00-31-1600-0153-0000**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8300 | PUBLIC SCHOOLS | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

HICKORY & 15TH ST ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/13/2022 | KK | LGL DATE | 06/21/2024 TD |
| XF DATE | | | LAND DATE | |
| INC DATE | | | AG DATE | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 33,786 |
| TOTAL LAND VALUE - MARKET | | 1,950,000 |
| TOTAL MARKET VALUE | | 1,983,786 |
| SOH/AGL Deduction | | 1,434,014 |
| ASSESSED VALUE | | 549,772 |
| TOTAL EXEMPTION VALUE | 01 | 549,772 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 1,983,786 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,985,104 |

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

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0094/0569 | 8/20/1969 | WD | Q | I | 03 | 21,500 |

GRANTOR: FERNANDINA DOCK & REA

GRANTEE: SCHOOL BOARD OF NAS

### 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 | 0940 | SHEDS/PORT | 0 | 0 | 11 | 10 | 110.00 | SF | 30.00 | 30.00 | 100 | 2002 | 2002 | 3 | 20 | 660 | |
| 2 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,525.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 80 | 4,880 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,660.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 80 | 11,712 | |
| 4 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 1,921.00 | LF | 15.00 | 15.00 | 100 | 2002 | 2002 | 3 | 55 | 15,848 | |
| 5 | 0426 | CL FNC 12' | 0 | 0 | 0 | 0 | 80.00 | LF | 15.60 | 15.60 | 100 | 2002 | 2002 | 3 | 55 | 686 | |

### LAND DESCRIPTION

TOTAL OB/XF 33,786

| 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 | | PI-1 | 0.00 | 0.00 | 9.75 | AC | | 1.00 | 1.00 | 1.00 | 200,000.00 | 200,000.00 | 1,950,000 | | | | | | | |

REVIEW DATE 01/13/2022 BY KK Total Acres: 9.75 Total Land Value: 1,950,000 Market: 0 Agricultural: 0 Common: 1,950,000 PRINTED 07/30/2025 BY SYS