

NASSAU COUNTY SCHOOL BOARD/
(SOUTHSIDE ELEMENTARY SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0212-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		18	CEMENT BRK 100		7201	04	33,228	67.4500	131.70	4,376,128	1966	1966	0	0	0	40.25	59.75	VALUATION BY					STANDARD											
Roof Structur		01	FLAT 100		1 SCHOOL - 0% - 2023										Heated Area: 31102					HX Base Yr					Tax Group: 2					Tax Dist:				
Roof Cover		04	BUILT-UP 100																						12,022,477									
Interior Wall		01	MINIMUM 100																						386,947									
Interior Floo		06	VINYL ASB 100																						4,146,000									
Ceiling		01	FIN.SUSPD 100																						16,555,424									
Air Condition		06	ENG CENTRL 100																						117,812									
Heating Type		04	AIR DUCTED 100																						16,437,612									
Fixtures			30 100																						16,437,612									
Frame		02	WOOD FRAME 100																						0									
Story Height			12 100																						16,555,424									
RMS			1 100																						0									
Stories		1.	1. 100																						0									
Units			0 100																						0									
BUD8 Adjustme		02	DIST FB 100																						15,283,109									
Occupancy		00	NONE 100																															
Quality		03	Quality Level 03																															
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																													
BAS	31,102	100	1993	31,102	2,447,439																													
CAN	4,175	30	1993	1,252	98,521																													
CAN	2,430	30	2011	729	57,365																													
CAN	342	30	2017	103	8,105																													
ULP	278	15	2017	42	3,305																													
TOTALS		38,327			33,228	2,614,736																												
EXTRA FEATURES							1112 JASMINE ST, FERNANDINA BEACH										BLD DATE		06/29/2016		KK		LGL DATE				04/10/2025		DC					
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																	
1	0803	ASPHALT	C	0	0	0	13,962.00	SF	2.00	2.00	100	2013	2013	3	70	19,547																		
2	0812	CONCRETE	C	0	0	0	791.00	SF	4.00	4.00	100	2013	2013	3	93	2,943																		
3	0855	CONC PAVER	0	0	0	0	1,065.00	SF	10.00	10.00	100	2013	2013	3	93	9,905																		
4	0400	CONC CURB	0	0	0	0	897.00	LF	15.00	15.00	100	2013	2013	3	95	12,782																		
5	0424	CL FNC	6'	0	0	0	873.00	LF	20.00	20.00	100	2013	2013	3	83	14,492																		
6	0463	FENCE GATE	0	0	0	0	7.00	UT	300.00	300.00	100	2013	2013	3	83	1,743																		
7	0464	FNC GT	10'	0	0	0	2.00	UT	350.00	350.00	100	2013	2013	3	83	581																		
8	0422	CL FNC	4'	0	0	0	322.00	LF	17.25	17.25	100	2013	2013	3	83	4,610																		
9	0463	FENCE GATE	0	0	0	0	7.00	UT	345.00	345.00	100	2013	2013	3	83	2,004																		
10	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2013	2013	3	95	24																		
LAND DESCRIPTION							TOTAL OB/XF										68,631																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0006	PI-1	0.00	0.00	13.82	AC		1.00	1.00	1.00	300,000.00	300,000.00	4,146,000																	

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																																																									
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																																																																										
Exterior Wall		15	CONC BLOCK 100		0303	04	10,308	87.7100	95.60	985,445	2013	2013		0	0	0	5.50	94.50	VALUATION BY																																																																																										
Roof Structur		10	STEEL FRME 100		2 CLUB HOUSE - 0% - 2023															Heated Area: 8101															HX Base Yr															STANDARD																																																											
Roof Cover		12	MODULAR MT 100																																															Tax Group: 2															Tax Dist:																																												
Interior Wall		01	MINIMUM 100																																															BUILDING MARKET VALUE															12,022,477																																												
Interior Floo		14	CARPET 90																																															TOTAL MARKET OB/XF VALUE															386,947																																												
Interior Floo		11	CLAY TILE 10																																															TOTAL LAND VALUE - MARKET															4,146,000																																												
Ceiling		01	FIN.SUSPD 100																																															TOTAL MARKET VALUE															16,555,424																																												
Air Condition		03	CENTRAL 100																																															SOH/AGL Deduction															117,812																																												
Heating Type		04	AIR DUCTED 100																																															ASSESSED VALUE															16,437,612																																												
Fixtures		22	100																																															TOTAL EXEMPTION VALUE															01 16,437,612																																												
Frame		03	MASONRY 100																																															BASE TAXABLE VALUE															0																																												
Story Height			12 100																																															TOTAL JUST VALUE															16,555,424																																												
RMS			9 100																																															NCON VALUE															0																																												
Stories		1.	1. 100																																															INCOME VALUE																																																											
Units		0	100																																															PREVIOUS YEAR MKT VALUE															15,283,109																																												
Occupancy		00	NONE 100																																																																																																										
Quality		03	Quality Level 03																																																																																																										
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																																																																																																							
BAS		7,866	100	2013	7,866	710,631																																																																																																							
CAN		6,120	30	2013	1,836	165,868																																																																																																							
FOP		180	30	2013	54	4,878																																																																																																							
FOP		847	30	2013	254	22,946																																																																																																							
FST		40	50	2013	20	1,807																																																																																																							
FST		40	50	2013	20	1,807																																																																																																							
KTA		235	110	2013	258	23,308																																																																																																							
TOTALS		15,328			10,308	931,246																																																																																																							
EXTRA FEATURES		1112 JASMINE ST, FERNANDINA BEACH																																																																																																											
BLD DATE		06/29/2016																		KK															LGL DATE															04/10/2025															DC																																												
XF DATE																																			LAND DATE																																																																										
INC DATE																																			AG DATE																																																																										
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																																																																																												
11	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2013	2013	3	83	16,799																																																																																													
12	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2013	2013	3	83	830																																																																																													
13	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2013	2013	3	55	1,980																																																																																													
14	1076	TRELLIS A	0	0	11	8	88.00	SF	7.50	7.50	100	2013	2013	3	68	449																																																																																													
15	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2013	2013	3	55	660																																																																																													
16	0506	FLAGPOLE B	0	0	0	0	20.00	LF	100.00	100.00	100	2013	2013	3	55	1,100																																																																																													
17	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2013	2013	3	100	400																																																																																													
18	0424	CL FNC 6'	0	0	0	0	32.00	LF	23.00	23.00	100	2013	2013	3	83	611																																																																																													
19	0920	CWALL-WD/M	0	0	0	0	360.00	LF	390.00	390.00	100	2013	2013	3	55	77,220																																																																																													
20	0964	WALL SYST	0	0	7	4	28.00	SF	50.00	50.00	100	2013	2013	3	93	1,302																																																																																													
LAND DESCRIPTION										TOTAL OB/XF										101,351																																																																																									
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																																																																																					

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[illegible]

REVIEW DATE	01/14/2021	BY	TWA	Total Acres: 13.82	Total Land Value: 4,146,000	Market: 0	Agricultural: 0	Common: 4,146,000	PRINTED 07/30/2025 BY SYS
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REVIEW DATE	01/14/2021	BY	TWA	Total Acres: 13.82	Total Land Value: 4,146,000	Market: 0	Agricultural: 0	Common: 4,146,000	PRINTED 07/30/2025 BY SYS
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ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																										
Exterior Wall		05	AVERAGE 100		7201	04	772	69.9300	136.54	105,409	1990	1990	0	0	0	15.75	84.25	VALUATION BY		STANDARD																								
Roof Structur		04	WOOD TRUSS 100		9 SCHOOL - 0% - 2023										Heated Area: 756										HX Base Yr																			
Roof Cover		03	COMP SHNGL 100		5 5 5 5 28 21 21 30 5 5 5 5 8 6 CAN 1993 BAS 1993 CAN 1993																				Tax Group: 2										Tax Dist:									
Interior Wall		04	PLYWOOD 100												BUILDING MARKET VALUE										12,022,477																			
Interior Floor		07	CORK/VTILE 100												TOTAL MARKET OB/XF VALUE										386,947																			
Ceiling		01	FIN.SUSPD 100												TOTAL LAND VALUE - MARKET										4,146,000																			
Air Condition		02	WINDOW 100												TOTAL MARKET VALUE										16,555,424																			
Heating Type		03	FORCED AIR 100												SOH/AGL Deduction										117,812																			
Fixtures		02	WOOD FRAME 100												ASSESSED VALUE										16,437,612																			
Frame		02	WOOD FRAME 100												TOTAL EXEMPTION VALUE										01 16,437,612																			
Story Height		02	WOOD FRAME 100												BASE TAXABLE VALUE										0																			
RMS		1.	1. 100												TOTAL JUST VALUE										16,555,424																			
Stories		1.	1. 100		NCON VALUE										0																													
Units		00	NONE 100		INCOME VALUE																																							
Occupancy		00	NONE 100		PREVIOUS YEAR MKT VALUE										15,283,109																													
Quality		03	Quality Level 03																																									
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																																							
BAS	756	100	1993	756	86,966																																							
CAN	25	30	1993	8	920																																							
CAN	25	30	1993	8	920																																							
TOTALS		806		772	88,807	1112 JASMINE ST, FERNANDINA BEACH										BLD DATE		06/29/2016		KK	LGL DATE		04/10/2025		DC																			
EXTRA FEATURES																XF DATE				LAND DATE																								
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																													

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