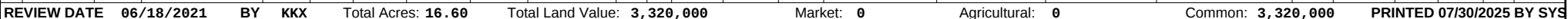


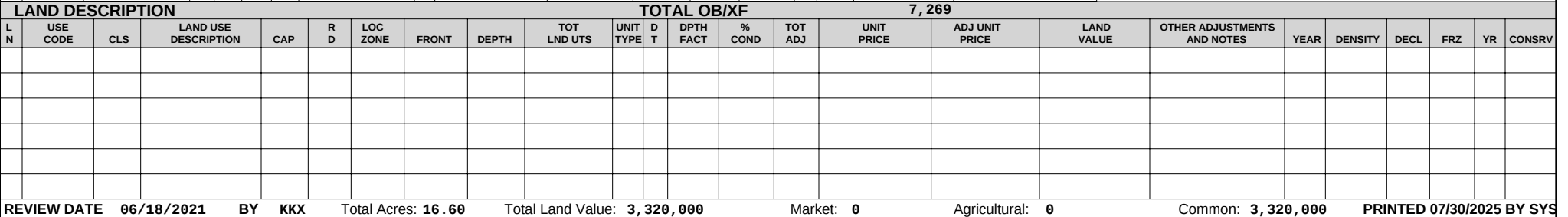
NASSAU COUNTY SCHOOL BOARD
(ATLANTIC ELEMENTARY SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0217-00SP



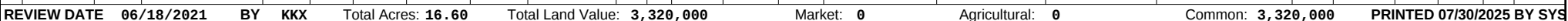
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FERNANDINA BEACH, FL 32034

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FERNANDINA BEACH, FL 32034

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 9									
ELEMENT										TYPE										MDL									
Exterior Wall										7201										04									
Roof Structure										19										COMMON BRK 100									
Roof Cover										01										FLAT 100									
Interior Wall										04										BUILT-UP 100									
Interior Floor										05										DRYWALL 100									
Ceiling										05										ASPH TILE 100									
Air Condition										02										F.NOT SUS 100									
Heating Type										03										CENTRAL 100									
Fixtures										04										AIR DUCTED 100									
Frame										10										100									
Story Height										03										MASONRY 100									
RMS										11										100									
Stories										1.										1. 100									
Units										0										100									
BUD8 Adjustme										02										DIST FB 100									
Occupancy										00										NONE 100									
Quality										03										Quality Level 03									
DOR CODE										8300										PUBLIC SCHOOLS									
MAP NUM																				MKT AREA									
NEIGHBORHOOD/LOC										1010										00									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
BAS										13,552										100									
CAN										42										30									
CAN										2,258										30									
CAN										21										30									
CAN										21										30									
TOTALS										15,894										14,254									
EXTRA FEATURES										1201 ATLANTIC AV, FERNANDINA BEACH										06/18/2021									
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									
31										0424										CL FNC 6'									
32										0463										FENCE GATE									
33										0971										ST LGHT OV									
34										0810										CONCRETE A									
35										0810										CONCRETE A									
36										0810										CONCRETE A									
37										0811										CONCRETE B									
38										0200										BARN WD 0-									
39										0803										ASPHALT C									
40										0506										FLAGPOLE B									
LAND DESCRIPTION										TOTAL OB/XF										91,369									
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																													
REVIEW DATE										06/18/2021										BY									
K K X										Total Acres: 16.60										Total Land Value: 3,320,000									
Market: 0										Agricultural: 0										Common: 3,320,000									
PRINTED 07/30/2025 BY SYS																													

PT OF CENTRAL PARK IN
DBK 67/270 & ESMT IN
OR 446/122 (EX UTIL ESMT IN

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

2025

00-00-31-1800-0217-00SP



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

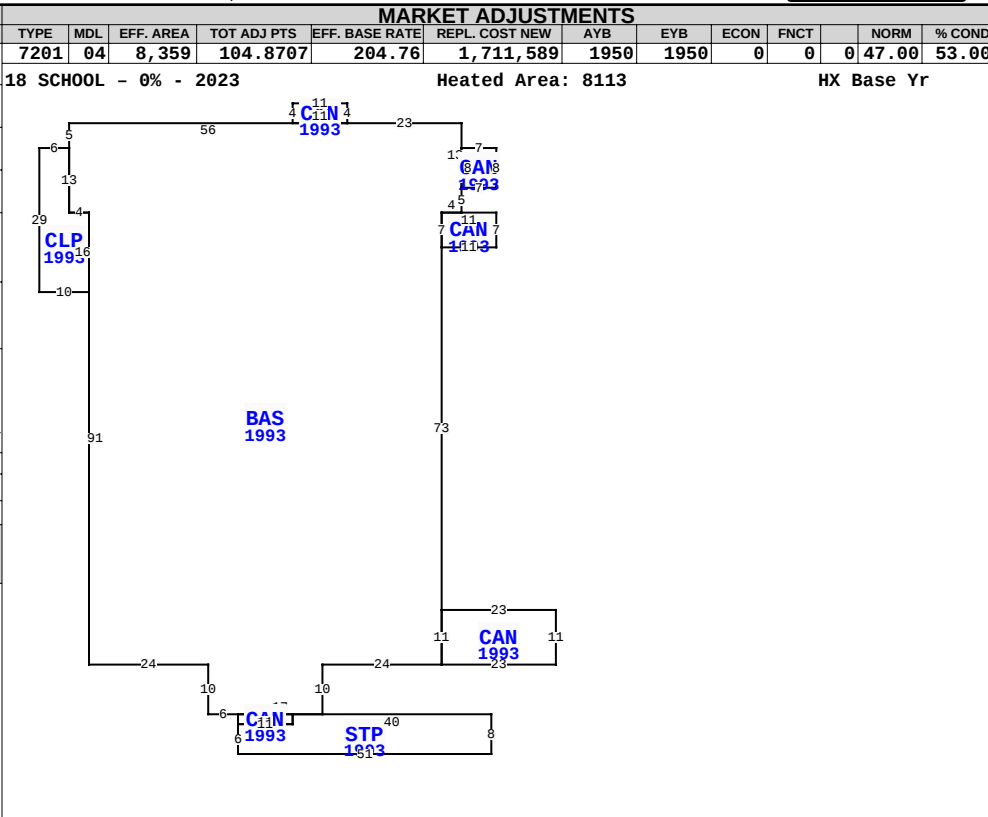
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,113	100	1993	8,113	880,446
CAN	22	30	1993	7	759
CAN	44	30	1993	13	1,411
CAN	56	30	1993	17	1,845
CAN	77	30	1993	23	2,496
CAN	253	30	1993	76	8,248
CLP	238	30	1993	71	7,705
STP	386	10	1993	39	4,233

TOTALS	9,189			8,359	907,142
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
41	0424	CL FNC 6'	0	0	0	176.00	LF	20.00	20.00	100	2000
42	0812	CONCRETE C	0	0	80	2,400.00	SF	4.00	4.00	100	2000
43	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	2020

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T



1201 ATLANTIC AV, FERNANDINA BEACH	BLD DATE 06/18/2021	KK	LGL DATE	
	XF DATE 06/18/2021	KKX	LAND DATE	06/21/2024
	INC DATE		AG DATE	TD

ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
20.00	100	2000	2000	3	48	1,690	
4.00	100	2000	2000	3	77	7,392	
2,530.00	100	2020	2020	3	95	4,807	

TOTAL OB/XF											
13,889											

NASSAU COUNTY PROPERTY		PAGE 5 of 9	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		7,587,718	
TOTAL MARKET OB/XF VALUE		153,127	
TOTAL LAND VALUE - MARKET		3,320,000	
TOTAL MARKET VALUE		11,060,845	
SOH/AGL Deduction		0	
ASSESSED VALUE		11,060,845	
TOTAL EXEMPTION VALUE		01	11,060,845
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		11,060,845	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		11,119,399	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0161/0157	5/21/1928	QC	Q	I	03	100	
GRANTOR: DICKERSIN EDWARD N (W							
GRANTEE: BOARD OF PUBLIC INS							
0067/0270	4/08/1927	QC	Q	I	03	100	
GRANTOR: CITY OF FERNANDINA BE							
GRANTEE: BOARD OF PUBLIC INS							

BUILDING NOTES											
BUILDING DIMENSIONS											
CAN=[YR=1993] W23 BAS=[YR=1993] N73 CAN=[YR=1993] E11 N7 W11 S7\$ N7 E4 N5 CAN=[YR=1993] E7 N8 W7 S8\$ N13 W23 CAN=[YR=1993] N4 W11 S4 E11\$ W56 S5 CLP=[YR=1993] W6 S29 E10 N16 W4 N13\$ S13 E4 S91 E24 S10 E6 CAN=[YR=1993] S2 STP=[YR=1993] S6 E51 N8 W40 S2 W11\$ E11 N2 W11\$ E17 N10 E24 N11\$ S11 E23 N11\$.											

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FERNANDINA BEACH, FL 32034

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[illegible]

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FERNANDINA BEACH, FL 32034

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REVIEW DATE	06/18/2021	BY	KKX	Total Acres:	16.60	Total Land Value:	3,320,000	Market:	0	Agricultural:	0	Common:	3,320,000	PRINTED 07/30/2025 BY SYS
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