

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

08-2N-25-0000-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 5		6									
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		22		PRECAST PN 100		4803		06		352		91.5130		41.87		14,738		1987		1987		0		0		64.00		36.00		VALUATION BY					STANDARD						
Roof Structur		12		REINFO/CON 100		1		STOR WAREH		- 0%		- 0		Heated Area: 352		HX Base Yr														Tax Group: 6					Tax Dist:						
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					15,690						
Interior Wall		01		MINIMUM 100																										TOTAL MARKET OB/XF VALUE					1,900						
Interior Floo		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					732,270						
Ceiling		02		F.NOT SUS 100																										TOTAL MARKET VALUE					749,860						
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					138,617						
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					611,243						
Plumbing				0 100																										TOTAL EXEMPTION VALUE					01 611,243						
Frame		04		REIN CONC 100																										BASE TAXABLE VALUE					0						
Story Height				8 100																										TOTAL JUST VALUE					749,860						
RMS				1 100																										NCON VALUE					0						
Stories		1.		1. 100																										INCOME VALUE											
Class		00		. 100																										PREVIOUS YEAR MKT VALUE					555,675						
Units				0 100																																					
BUD8 Adjustme		06		DIST 1D 100																																					
Occupancy		00		NONE 100																																					
Quality		03		Quality Level 03																																					
DOR CODE		8300		PUBLIC SCHOOLS																																					
MAP NUM				MKT AREA																																					
NEIGHBORHOOD/LOC		8026.00																																							
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																															
BAS		352		100		1993		352		5,306																															
TOTALS		352						352		5,306																															
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											
1		0430		CL FNC 6B		0 0		0 0		298.00		LF 9.70		9.70		100		1987		1987		3		23		665															
2		0810		CONCRETE A		0 0		4 5		20.00		SF 6.50		6.50		100		1987		1987		3		49.5		64															
3		0810		CONCRETE A		0 0		4 5		20.00		SF 6.50		6.50		100		1987		1987		3		49.5		64															
4		0430		CL FNC 6B		0 0		0 0		110.00		LF 9.70		9.70		100		1980		1980		3		20		213															
5		0430		CL FNC 6B		0 0		0 0		90.00		LF 9.70		9.70		100		2006		2006		3		66		576															
6		0463		FENCE GATE		0 0		0 0		3.00		UT 300.00		300.00		100		1980		1980		3		20		180															
7		0463		FENCE GATE		0 0		0 0		2.00		UT 300.00		300.00		100		1987		1987		3		23		138															

[illegible]

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