PT GOVT LOTS 1,3,4 & PT OF
N1/2 OF SEC 8-2N-27E IN
OR 664/915,OR 847/1461,

DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
501 W STATE ST
JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

BUILDING CHARACTERISTICS

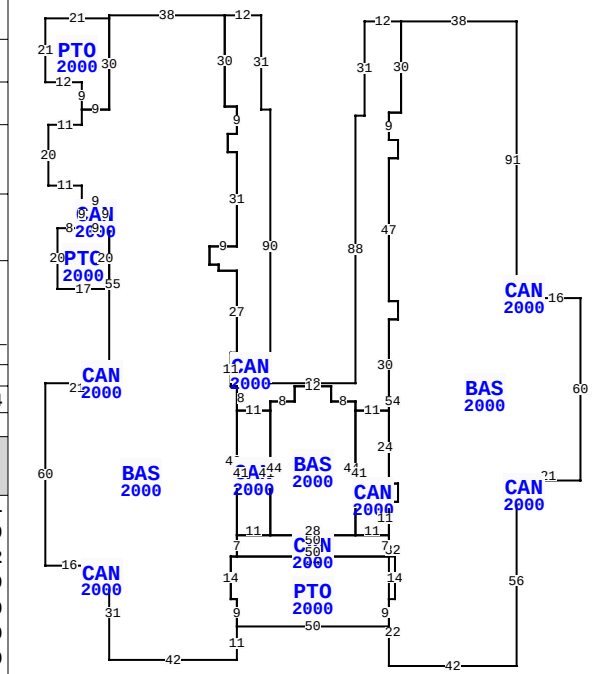
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	09	RIDGE FRME 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 90
Interior Floo	14	CARPET 10
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	09	ENG F AIR 100
Fixtures		58 100
Frame	05	STEEL 100
Story Height		14 100
RMS		93 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	8400	COLLEGES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,292	100	2000	1,292	285,891
BAS	9,990	100	2000	9,990	2,210,569
BAS	10,400	100	2000	10,400	2,301,292
BAS	15,858	100	2000	15,858	3,509,029
CAN	25	30	2000	8	1,770
CAN	25	30	2000	8	1,770
CAN	25	30	2000	8	1,770
CAN	25	30	2000	8	1,770
CAN	81	30	2000	24	5,310
CAN	350	30	2000	105	23,235
TOTALS	51,209			40,883	9,046,513

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	40,883	139.5702	272.51	11,141,026	2000	2000	0	0	0	18.80	81.20

1 SCHOOL – 0% - 0 Heated Area: 37540 HX Base Yr



** This building has 19 Sub-Areas

76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 16 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
TOTAL LAND VALUE - MARKET		1,286,985
TOTAL MARKET VALUE		25,520,662
SOH/AGL Deduction		3,479,775
ASSESSED VALUE		22,040,887
TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007029	NEW CONSTR	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

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	0820	WOOD WALK	0	0	0	0	179.00	SF	11.75	11.75	100	1994	1994	3	40	841	
2	0811	CONCRETE B	0	0	0	0	770.00	SF	5.20	5.20	100	1994	1994	3	66	2,643	
3	0940	SHEDS/PORT	0	0	7	8	56.00	SF	30.00	30.00	100	1994	1994	3	20	336	
4	0820	WOOD WALK	0	0	0	0	211.00	SF	11.75	11.75	100	1994	1994	3	40	992	
5	0820	WOOD WALK	0	0	0	0	78.00	SF	11.75	11.75	100	1994	1994	3	40	367	
6	0820	WOOD WALK	0	0	0	0	103.00	SF	11.75	11.75	100	1994	1994	3	40	484	
7	0820	WOOD WALK	0	0	0	0	94.00	SF	11.75	11.75	100	1994	1994	3	40	442	
8	0820	WOOD WALK	0	0	0	0	1,714.00	SF	11.75	11.75	100	1994	1994	3	40	8,056	
9	0810	CONCRETE A	0	0	0	0	310.00	SF	6.50	6.50	100	1994	1994	3	66	1,330	
10	0300	BOAT DCK W	0	0	34	6	204.00	SF	40.00	40.00	100	1994	1994	3	20	1,632	

TOTAL OB/XF 17,123

BUILDING DIMENSIONS

BAS=[YR=2000] W38 CAN=[YR=2000] W12 S31 W3 S88 W28 N90 W3 N31 W12 BAS=[YR=2000] W38 S1PTO=[YR=2000] W21S21 E12S9E9N30 $ S30 W9 S5 W11 S20 E11 S5CAN=[YR=2000] S9PTO=[YR=2000] W8 S20E17N20W9$E9N9W9$E9S55 CAN=[YR=2000] W5 S5E5N5 $S5 W21 S60 E16CAN=[YR=2000] S5E5N5W5$E5S31E42 N11PTO=[YR=2000] E50 N9E2 N14W54 S14 E2 S9 $N9W2N14E2 CAN=[YR=2000] E50 N7W50S7$N7 CAN=[YR=2000] E11 BAS=[YR=2000] E28CAN=[YR=2000] E11N11E3N6 W3N24W11S41 $N44W8N5W12S5W8S44 $N41W11 S41 $ N49W2 N11E2 N27 W6 N2W3N6E9N31W3N6E3N9W4N30$ S30E4S9W3S6E3S31W9S6E3S2E6S27 W2S11E2S8E11N3E8N5E12S5E8S3E11 N30E3N6W3 N47 E3 N6 W3 N9 E4 N30$ S30 W4 S9E3S6W3S47E3S6W3 S54 E3 S6W3 S32 S22 E42 N56 CAN=[YR=2000] E5N5W5S5$ N5E21N60W16 CAN=[YR=2000] N5W5S5E5$

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	008400	C	COLLEGE	0		OR	0.00	0.00	86.52	AC		1.00	1.00	0.35	42,500.00	14,875.00	1,286,985							

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,3,4 & PT OF
N1/2 OF SEC 8-2N-27E IN
OR 664/915,OR 847/1461,

DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
501 W STATE ST
JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

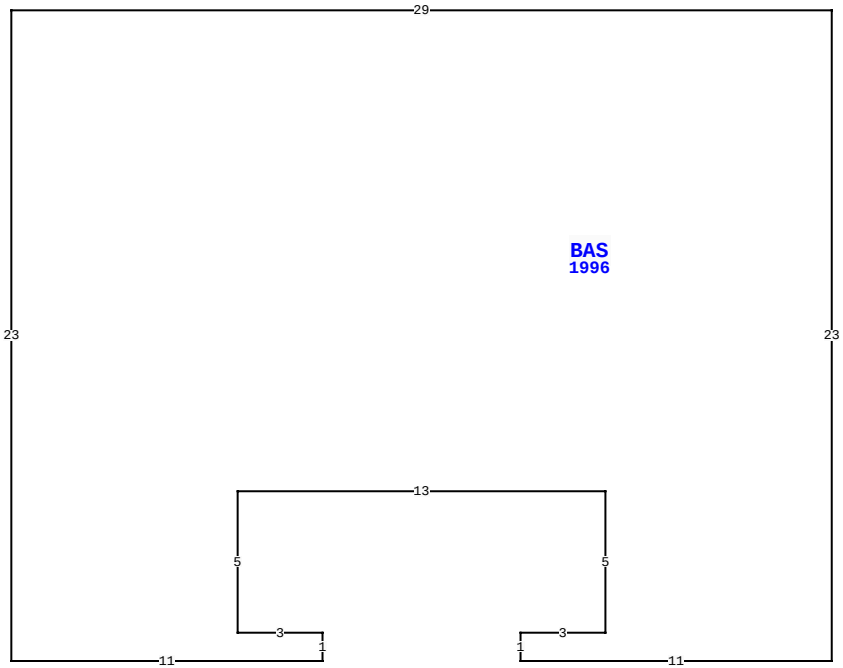
DOR CODE	8400	COLLEGES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	595	100	1996	595	72,213
TOTALS	595			595	72,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	595	102.7425	173.38	103,161	2000	2000	0	0	0	30.00	70.00

2 RSTRM BLDG – 0% - 0 Heated Area: 595 HX Base Yr



76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
TOTAL LAND VALUE - MARKET		1,286,985
TOTAL MARKET VALUE		25,520,662
SOH/AGL Deduction		3,479,775
ASSESSED VALUE		22,040,887
TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W29 S23 E11 N1 W3 N5 E13 S5 W3 S1 E11 N23 $.

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	0681	POLE SHED	0	0	10	10	100.00	SF	15.00	15.00	100	1994	1994	3	20	300	
12	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
13	0350	CARPORT WD	0	0	16	12	192.00	SF	13.00	13.00	100	1994	1994	3	20	499	
14	0810	CONCRETE A	0	0	4	7	28.00	SF	6.50	6.50	100	1994	1994	3	66	120	
15	0811	CONCRETE B	0	0	40	25	1,000.00	SF	5.20	5.20	100	1994	1994	3	66	3,432	
16	0820	WOOD WALK	0	0	8	4	32.00	SF	11.75	11.75	100	1994	1994	3	40	150	
17	0820	WOOD WALK	0	0	4	12	48.00	SF	11.75	11.75	100	1994	1994	3	40	226	
18	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
19	0300	BOAT DCK W	0	0	0	0	576.00	SF	40.00	40.00	100	1995	1995	3	20	4,608	
20	0300	BOAT DCK W	0	0	0	0	960.00	SF	40.00	40.00	100	1995	1995	3	20	7,680	

TOTAL OB/XF 22,195

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,3,4 & PT OF
N1/2 OF SEC 8-2N-27E IN
OR 664/915,OR 847/1461,

DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
501 W STATE ST
JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

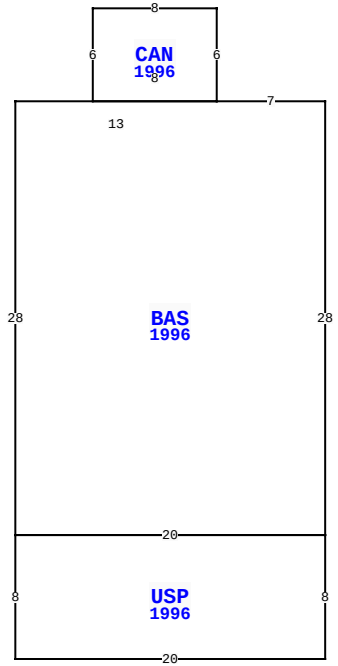
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8400	COLLEGES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	560	100	1996	560	44,436
CAN	48	30	1996	14	1,111
USP	160	30	1996	48	3,809
TOTALS	768			622	49,356

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	622	92.0000	92.00	57,224	1996	1996	0	0	0	13.75	86.25

3 SINGLE FAM – 0% - 0 Heated Area: 560 HX Base Yr



76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
TOTAL LAND VALUE - MARKET		1,286,985
TOTAL MARKET VALUE		25,520,662
SOH/AGL Deduction		3,479,775
ASSESSED VALUE		22,040,887
TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W7 CAN=[YR=1996] N6 W8 S6 E8 $ W13 S28
USP=[YR=1996] S8 E20 N8 W20 $ E20 N28 $.

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
21	0803	ASPHALT C	0	0	0	0	89,810.00	SF	2.00	2.00	100	2000	2000	3	50	89,810	
22	0812	CONCRETE C	0	0	0	0	3,667.00	SF	4.00	4.00	100	2000	2000	3	77	11,294	
23	0505	FLAGPOLE A	0	0	0	0	14.00	LF	50.00	50.00	100	2000	2000	3	20	140	
24	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	2000	2000	3	100	800	
25	6001	ROLLUP DR	0	0	0	0	4.00	UT	400.00	400.00	100	2000	2000	3	20	320	
26	0418	EXHST FAN	0	0	0	0	6.00	UT	400.00	400.00	100	2000	2000	3	20	480	
27	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2000	2000	3	100	1,500	
28	0410	ELEVATOR	0	0	0	0	1.00	UT	28,000.00	28,000.00	100	2000	2000	3	100	28,000	
29	1089	HYDRL RAMP	0	0	0	0	1.00	UT	5,500.00	5,500.00	100	2000	2000	3	50	2,750	
30	0972	ST LGHT UN	0	0	0	0	21.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	25,502	

TOTAL OB/XF 160,596

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,3,4 & PT OF
N1/2 OF SEC 8-2N-27E IN
OR 664/915,OR 847/1461,

DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
501 W STATE ST
JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

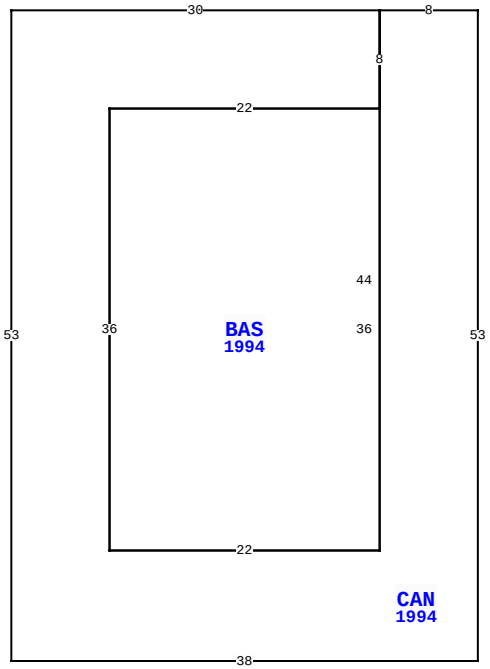
DOR CODE	8400	COLLEGES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	1994	792	128,353
CAN	2,806	30	1994	842	136,456
TOTALS	3,598			1,634	264,807

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	1,634	97.6500	190.66	311,538	1994	1994	0	0	0	15.00	85.00

13 SCHOOL – 0% - 0 Heated Area: 792 HX Base Yr



76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
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TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W30 S53 E38 N53 W8 S8 BAS=[YR=1994] S36 W22 N36 E22$ W22 S36 E22 N44$.

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
31	0975	ST LT/ARM	0	0	0	0	14.00	UT	500.00	500.00	100	2000	2000	3	48	3,360	
32	0785	MOV-PR-WAL	0	0	0	0	20.00	SF	450.00	450.00	100	2000	2000	3	20	1,800	
33	0461	IRON FENCE	0	0	32	6	192.00	SF	8.50	8.50	100	2000	2000	3	83	1,355	
34	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2000	2000	3	48	288	
35	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2000	2000	3	48	336	
36	0430	CL FNC 6B	0	0	0	0	99.00	LF	11.16	11.16	100	2000	2000	3	48	530	
37	0424	CL FNC 6'	0	0	0	0	269.00	LF	23.00	23.00	100	2000	2000	3	48	2,970	
38	0464	FNC GT 10'	0	0	0	0	6.00	UT	402.50	402.50	100	2000	2000	3	48	1,159	
39	0402	CONC BUMPE	0	0	0	0	8.00	UT	25.00	25.00	100	2000	2000	3	83	166	
40	0400	CONC CURB	0	0	0	0	5,685.00	LF	15.00	15.00	100	2000	2000	3	83	70,778	

TOTAL OB/XF 82,742

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,3,4 & PT OF
N1/2 OF SEC 8-2N-27E IN
OR 664/915,OR 847/1461,

DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
501 W STATE ST
JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

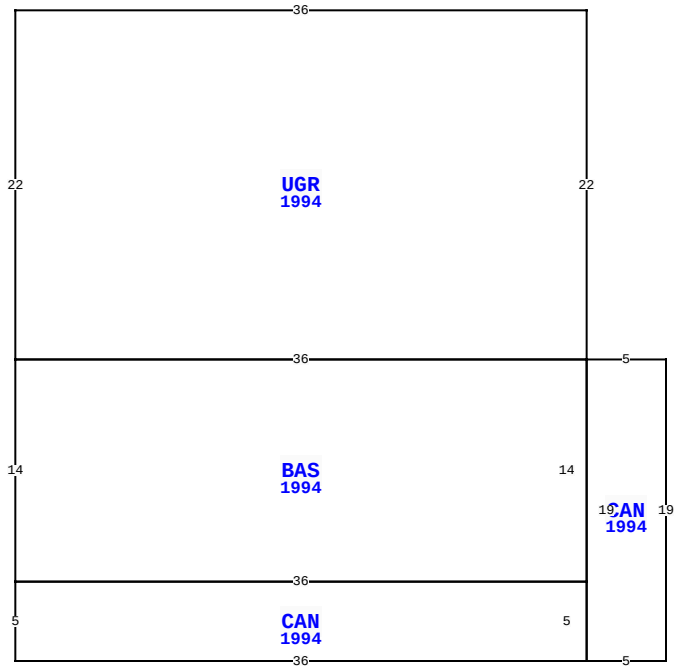
DOR CODE	8400	COLLEGES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	504	100	1994	504	68,613
CAN	95	30	1994	28	3,811
CAN	180	30	1994	54	7,352
UGR	792	40	1994	317	43,155
TOTALS	1,571			903	122,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	903	82.0260	160.16	144,624	1994	1994	0	0	0	15.00	85.00

14 SCHOOL – 0% - 0 Heated Area: 504 HX Base Yr



76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
TOTAL LAND VALUE - MARKET		1,286,985
TOTAL MARKET VALUE		25,520,662
SOH/AGL Deduction		3,479,775
ASSESSED VALUE		22,040,887
TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1994] W36 S22 BAS=[YR=1994] S14 CAN=[YR=1994] S5 E36 CAN=[YR=1994] E5 N19 W5 S19$ N5 W36$ E36 N14 W36$ E36 N22$.

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
41	0966	FIRE SPRNK	0	0	0	0	43,932.00	SF	3.00	3.00	100	2000	2000	3	77	101,483	
42	0461	IRON FENCE	0	0	85	6	510.00	SF	8.50	8.50	100	2000	2000	3	83	3,598	
43	1126	CB/STC 8"	0	0	0	0	460.00	SF	8.00	8.00	100	2000	2000	3	77	2,834	
44	1128	BRICK 12"	0	0	0	0	1,424.00	SF	14.00	14.00	100	2000	2000	3	93	18,540	
45	0649	LIGHTS-GD	0	0	0	0	27.00	SF	225.00	225.00	100	2003	2003	3	20	1,215	
46	0858	SCULP CONC	0	0	0	0	2,268.00	SF	13.00	13.00	100	2002	2002	3	94	27,715	
47	0812	CONCRETE C	0	0	0	0	1,088.00	SF	4.00	4.00	100	2002	2002	3	80	3,482	
48	0400	CONC CURB	0	0	0	0	94.00	LF	15.00	15.00	100	2002	2002	3	85	1,199	
49	0881	FOUNTAIN	0	0	0	0	1.00	UT	15,000.00	15,000.00	100	2002	2002	3	100	15,000	
50	0820	WOOD WALK	0	0	0	0	179.00	SF	11.75	11.75	100	1994	1994	3	40	841	

LAND DESCRIPTION

TOTAL OB/XF 175,907

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 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,3,4 & PT OF
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JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Plumbing		1 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

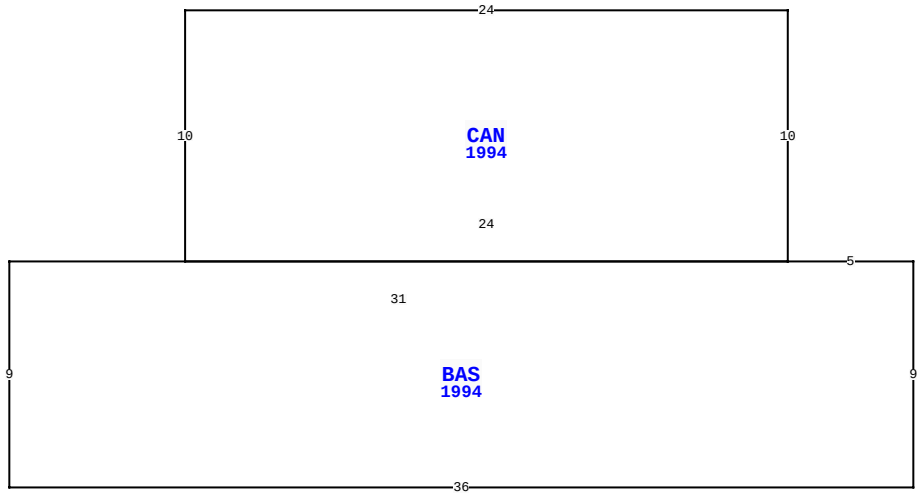
DOR CODE 8400 COLLEGES
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100	1994	324	5,553
CAN	240	30	1994	72	1,234
TOTALS	564			396	6,786

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	396	68.1156	31.16	12,339	1994	1994	0	0	0	45.00	55.00

15 STOR WAREH – 0% - 0 Heated Area: 324 HX Base Yr



76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
TOTAL LAND VALUE - MARKET		1,286,985
TOTAL MARKET VALUE		25,520,662
SOH/AGL Deduction		3,479,775
ASSESSED VALUE		22,040,887
TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W5 CAN=[YR=1994] N10 W24 S10 E24$ W31 S9 E36 N9$.

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
51	0811	CONCRETE B	0	0	0	0	770.00	SF	5.20	5.20	100	1994	1994	3	66	2,643	
52	0940	SHEDS/PORT	0	0	8	7	56.00	SF	30.00	30.00	100	1994	1994	3	20	336	
53	0820	WOOD WALK	0	0	0	0	211.00	SF	11.75	11.75	100	1994	1994	3	40	992	
54	0820	WOOD WALK	0	0	0	0	78.00	SF	11.75	11.75	100	1994	1994	3	40	367	
55	0820	WOOD WALK	0	0	0	0	103.00	SF	11.75	11.75	100	1994	1994	3	40	484	
56	0820	WOOD WALK	0	0	0	0	94.00	SF	11.75	11.75	100	1994	1994	3	40	442	
57	0820	WOOD WALK	0	0	0	0	1,714.00	SF	11.75	11.75	100	1994	1994	3	40	8,056	
58	0810	CONCRETE A	0	0	0	0	310.00	SF	6.50	6.50	100	1994	1994	3	66	1,330	
59	0300	BOAT DCK W	0	0	34	6	204.00	SF	40.00	40.00	100	1994	1994	3	20	1,632	
60	0681	POLE SHED	0	0	10	10	100.00	SF	15.00	15.00	100	1994	1994	3	20	300	

TOTAL OB/XF 16,582

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,3,4 & PT OF
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OR 664/915,OR 847/1461,

DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
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JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

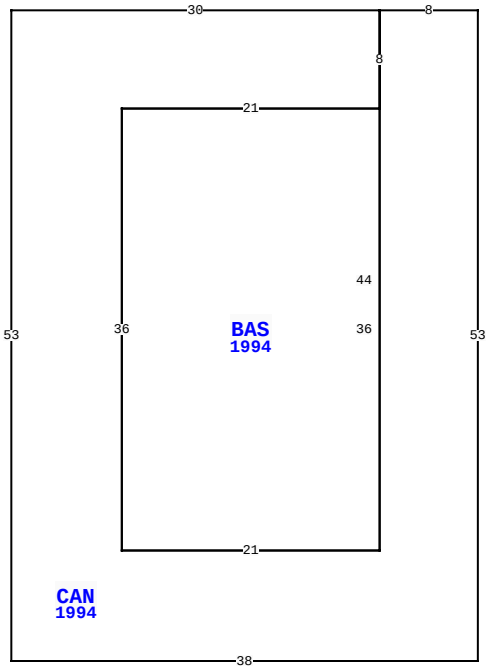
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	05	ASPH TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8400	COLLEGES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	1994	756	95,567
CAN	2,770	30	1994	831	105,048
TOTALS	3,526			1,587	200,616

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	1,587	76.1670	148.72	236,019	1994	1994	0	0	0	15.00	85.00

16 SCHOOL – 0% - 0 Heated Area: 756 HX Base Yr



76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
TOTAL LAND VALUE - MARKET		1,286,985
TOTAL MARKET VALUE		25,520,662
SOH/AGL Deduction		3,479,775
ASSESSED VALUE		22,040,887
TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W30 S53 E38 N53 W8 S8 BAS=[YR=1994] S36 W21 N36 E21$ W21 S36 E21 N44$.

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
61	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
62	0350	CARPORT WD	0	0	16	12	192.00	SF	13.00	13.00	100	1994	1994	3	20	499	
63	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100	1994	1994	3	66	120	
64	0811	CONCRETE B	0	0	40	25	1,000.00	SF	5.20	5.20	100	1994	1994	3	66	3,432	
65	0820	WOOD WALK	0	0	8	4	32.00	SF	11.75	11.75	100	1994	1994	3	40	150	
66	0820	WOOD WALK	0	0	12	4	48.00	SF	11.75	11.75	100	1994	1994	3	40	226	
67	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
68	0300	BOAT DCK W	0	0	0	0	576.00	SF	40.00	40.00	100	1995	1995	3	20	4,608	
69	0300	BOAT DCK W	0	0	0	0	960.00	SF	40.00	40.00	100	1995	1995	3	20	7,680	
70	0820	WOOD WALK	0	0	0	0	480.00	SF	11.75	11.75	100	2000	2000	3	40	2,256	

TOTAL OB/XF 24,151

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,3,4 & PT OF
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OR 664/915,OR 847/1461,

DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
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2025

08-2N-27-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

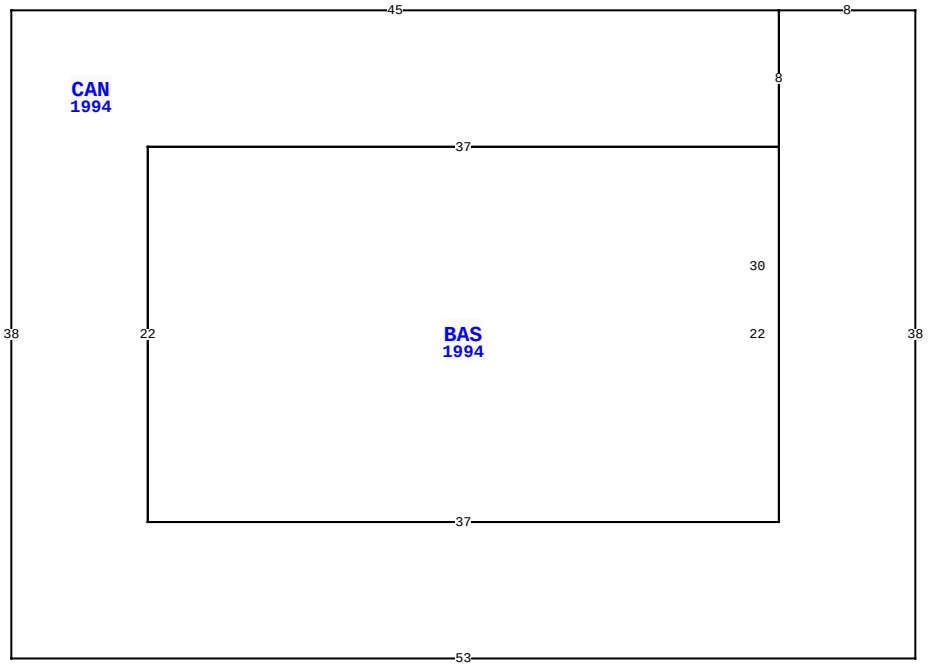
DOR CODE	8400	COLLEGES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	814	100	1994	814	32,283
CAN	2,828	30	1994	848	33,632
TOTALS	3,642			1,662	65,915

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8401	04	1,662	87.8850	79.32	131,830	1994	1994	0	0	0	50.00	50.00

17 DORMITORY - 0% - 0 Heated Area: 814 HX Base Yr



76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W45 S38 E53 N38 W8 S8 BAS=[YR=1994] S22 W37 N22 E37$ W37 S22 E37 N30$.

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
71	0803	ASPHALT C	0	0	0	0	102,774.00	SF	2.00	2.00	100	2006	2006	3	56	115,107	
72	0400	CONC CURB	0	0	0	0	1,395.00	LF	15.00	15.00	100	2006	2006	3	89	18,623	
73	0972	ST LGHT UN	0	0	0	0	6.00	UT	2,530.00	2,530.00	100	2006	2006	3	66	10,019	
74	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2006	2006	3	66	13,358	
75	0972	ST LGHT UN	0	0	0	0	8.00	UT	2,530.00	2,530.00	100	2006	2006	3	66	13,358	
76	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	2006	2006	3	66	11,689	
77	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2006	2006	3	89	156	
78	0812	CONCRETE C	0	0	0	0	3,756.00	SF	4.00	4.00	100	2006	2006	3	86	12,921	
79	0966	FIRE SPRNK	0	0	0	0	43,365.00	SF	3.00	3.00	100	2006	2006	3	86	111,882	
80	0963	FIRE HYDR	0	0	0	0	1.00	UT	1,500.00	1,500.00	100	2006	2006	3	100	1,500	

TOTAL OB/XF 308,613

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

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N1/2 OF SEC 8-2N-27E IN
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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

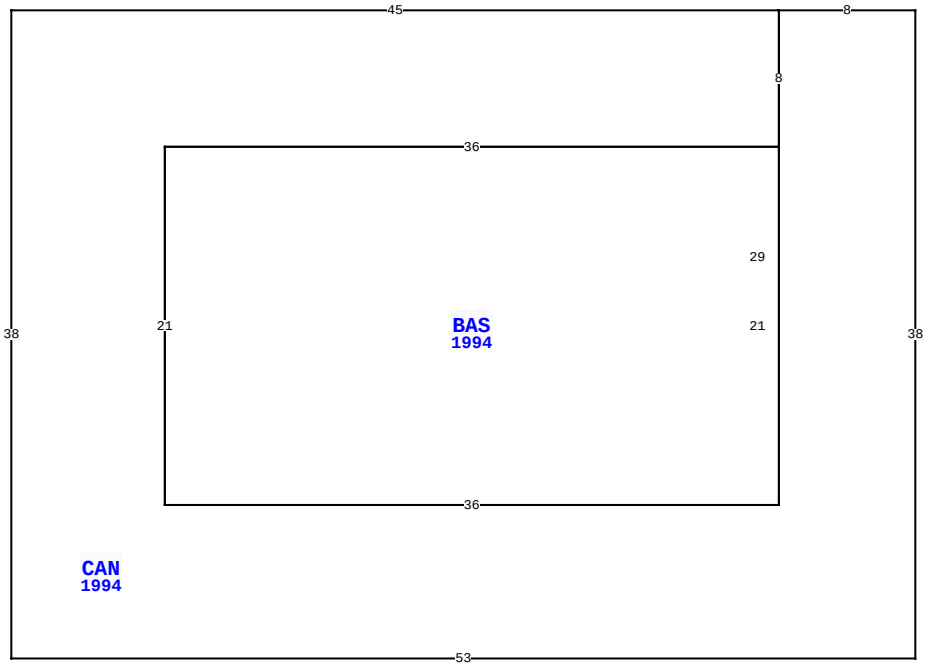
DOR CODE	8400	COLLEGES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	1994	756	30,316
CAN	2,770	30	1994	831	33,323
TOTALS	3,526			1,587	63,638

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8401	04	1,587	88.8615	80.20	127,277	1994	1994	0	0	0	50.00	50.00

18 DORMITORY – 0% - 0 Heated Area: 756 HX Base Yr



BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

76346 WILLIAM BURGESS BLVD, YULEE

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
TOTAL LAND VALUE - MARKET		1,286,985
TOTAL MARKET VALUE		25,520,662
SOH/AGL Deduction		3,479,775
ASSESSED VALUE		22,040,887
TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W45 S38 E53 N38 W8 S8 BAS=[YR=1994] S21 W36 N21 E36$ W36 S21 E36 N29$.

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
81	0810	CONCRETE A	0	0	0	0	112.00	SF	6.50	6.50	100	2006	2006	3	86	626	
82	0825	BRICK	0	0	0	0	456.00	SF	12.50	12.50	100	2006	2006	3	96	5,472	
83	0812	CONCRETE C	0	0	40	48	1,920.00	SF	4.00	4.00	100	2006	2006	3	86	6,605	
84	0381	COOLER	0	0	16	8	128.00	SF	82.50	82.50	100	2006	2006	3	56	5,914	
85	0383	FREEZER	0	0	8	8	64.00	SF	105.00	105.00	100	2006	2006	3	56	3,763	
86	0418	EXHST FAN	0	0	0	0	5.00	UT	400.00	400.00	100	2006	2006	3	24	480	
87	0090	AUTO DOOR	0	0	0	0	2.00	UT	2,500.00	2,500.00	100	2006	2006	3	24	1,200	
88	0819	CONC 12"	0	0	16	1	16.00	SF	9.50	9.50	100	2006	2006	3	86	131	
89	1089	HYDRL RAMP	0	0	6	8	1.00	UT	5,500.00	5,500.00	100	2006	2006	3	50	2,750	
90	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2006	2006	3	100	600	

TOTAL OB/XF 27,541

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,3,4 & PT OF
N1/2 OF SEC 8-2N-27E IN
OR 664/915,OR 847/1461,

DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
501 W STATE ST
JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

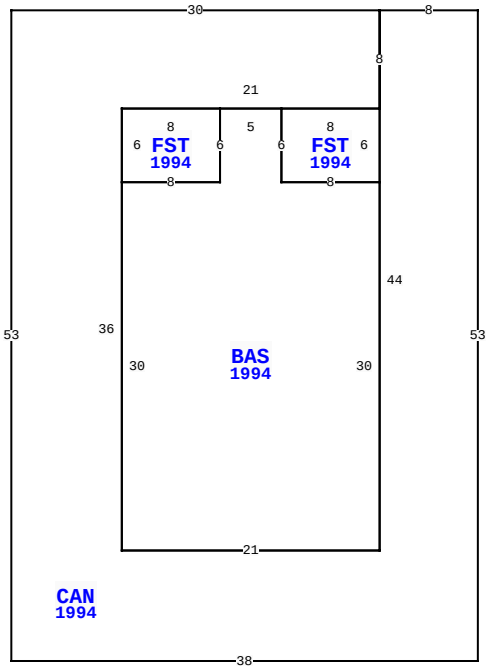
DOR CODE	8400	COLLEGES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	660	100	1994	660	75,942
CAN	1,258	30	1994	377	43,379
FST	48	50	1994	24	2,762
FST	48	50	1994	24	2,762
TOTALS	2,014			1,085	124,845

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	1,085	69.3315	135.37	146,876	1994	1994	0	0	0	15.00	85.00

19 SCHOOL – 0% - 0 Heated Area: 660 HX Base Yr



76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
TOTAL LAND VALUE - MARKET		1,286,985
TOTAL MARKET VALUE		25,520,662
SOH/AGL Deduction		3,479,775
ASSESSED VALUE		22,040,887
TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1994] W8 BAS=[YR=1994] W5 FST=[YR=1994] W8 S6 E8 N6$ S6 W8 S30 E21 N30 W8 N6$ S6 E8 N6$ CAN=[YR=1994] N8 W30 S53 E38 N53 W8 S44 W21 N36 E21$.

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
91	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2006	2006	3	24	96	
92	6002	EL ROLL DR	0	0	0	0	3.00	UT	900.00	900.00	100	2006	2006	3	24	648	
93	0426	CL FNC 12'	0	0	9	0	9.00	LF	15.60	15.60	100	2006	2006	3	66	93	
94	0423	CL FNC 5'	0	0	0	0	12.00	LF	6.85	6.85	100	2006	2006	3	66	54	
95	0465	FNC GT 15'	0	0	0	0	1.00	UT	450.00	450.00	100	2006	2006	3	66	297	
96	0461	IRON FENCE	0	0	98	6	588.00	SF	8.50	8.50	100	2006	2006	3	89	4,448	
97	0461	IRON FENCE	0	0	178	6	1,068.00	SF	8.50	8.50	100	2006	2006	3	89	8,079	

LAND DESCRIPTION

TOTAL OB/XF 13,715

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 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,3,4 & PT OF
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DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
501 W STATE ST
JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

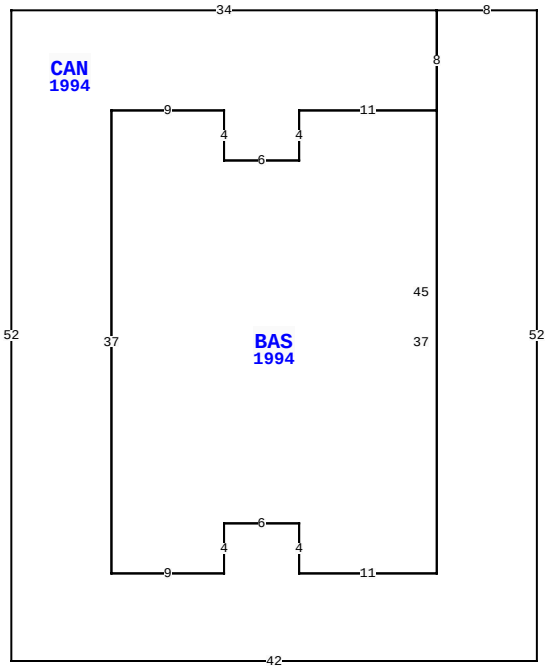
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		29 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8400	COLLEGES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	914	100	1994	914	117,026
CAN	3,098	30	1994	929	118,946
TOTALS	4,012			1,843	235,972

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	1,843	108.3915	182.91	337,103	1994	1994	0	0	0	30.00	70.00

20 RSTRM BLDG – 0% - 0 Heated Area: 914 HX Base Yr



76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
TOTAL LAND VALUE - MARKET		1,286,985
TOTAL MARKET VALUE		25,520,662
SOH/AGL Deduction		3,479,775
ASSESSED VALUE		22,040,887
TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W34 S52 E42 N52 W8 S8 BAS=[YR=1994] S37 W11 N4 W6 S4 W9 N37 E9 S4 E6 N4 E11$ W11 S4 W6 N4 W9 S37 E9 N4 E6 S4 E11 N45$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,3,4 & PT OF
N1/2 OF SEC 8-2N-27E IN
OR 664/915,OR 847/1461,

DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
501 W STATE ST
JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

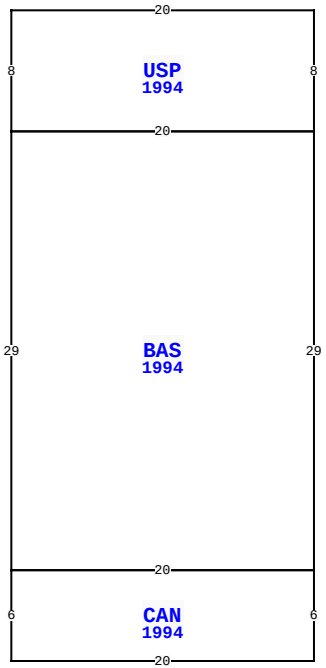
DOR CODE	8400	COLLEGES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	580	100	1994	580	77,075
CAN	120	30	1994	36	4,784
USP	160	40	1994	64	8,505
TOTALS	860			680	90,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	680	80.0730	156.34	106,311	1994	1994	0	0	0	15.00	85.00

21 SCHOOL – 0% - 0 Heated Area: 580 HX Base Yr



BLD DATE	09/03/2020	KK	LGL DATE
XF DATE	09/03/2020	KK	LAND DATE 09/03/2020 KK
INC DATE			AG DATE

76346 WILLIAM BURGESS BLVD, YULEE

NASSAU COUNTY PROPERTY

PAGE 12 of 16 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
TOTAL LAND VALUE - MARKET		1,286,985
TOTAL MARKET VALUE		25,520,662
SOH/AGL Deduction		3,479,775
ASSESSED VALUE		22,040,887
TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1994] W20 S8 BAS=[YR=1994] S29 CAN=[YR=1994] S6 E20 N6 W20$ E20 N29 W20$ E20 N8$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

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501 W STATE ST
JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

BUILDING CHARACTERISTICS

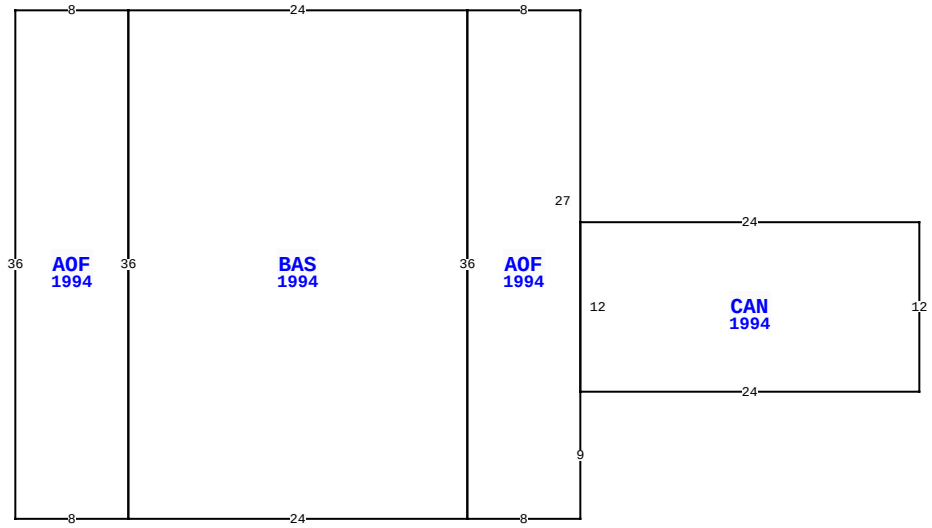
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	02	MIN PLYWD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8400	COLLEGES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	288	185	1994	533	5,705
AOF	288	185	1994	533	5,705
BAS	864	100	1994	864	9,247
CAN	288	30	1994	86	921
TOTALS	1,728			2,016	21,577

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	06	2,016	42.5250	19.46	39,231	1994	1994	0	0	0	45.00	55.00

22 STOR WAREH – 0% - 0 Heated Area: 1440 HX Base Yr



76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
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TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

AOF=[YR=1994] W8 BAS=[YR=1994] W24 AOF=[YR=1994] W8 S36 E8 N36$ S36 E24 N36$ S36 E8 N9 CAN=[YR=1994] E24 N12 W24 S12$ N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

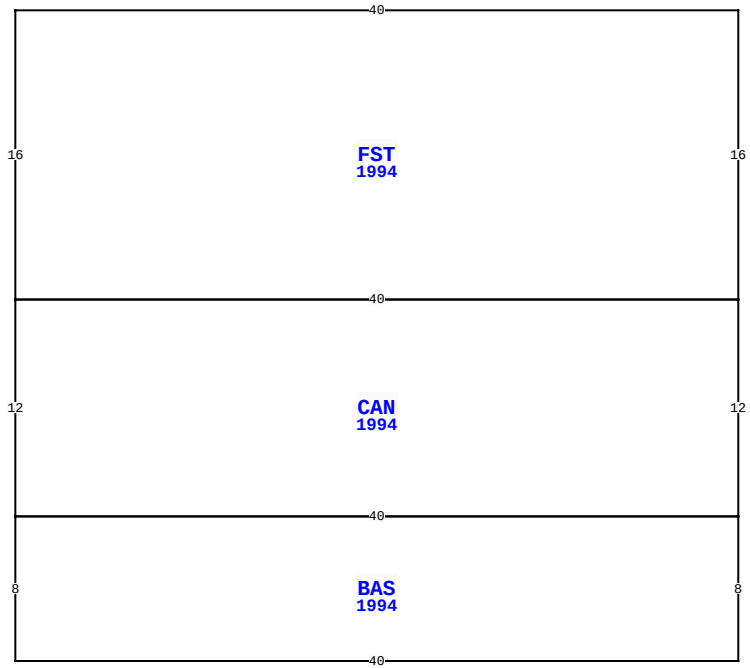
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	15	HARDTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8400	COLLEGES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	1994	320	58,602
CAN	480	30	1994	144	26,371
FST	640	50	1994	320	58,602
TOTALS	1,440			784	143,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	784	110.3445	215.45	168,913	1994	1994	0	0	0	15.00	85.00

23 SCHOOL – 0% - 0 Heated Area: 320 HX Base Yr



BLD DATE	09/03/2020	KK	LGL DATE
XF DATE	09/03/2020	KK	LAND DATE 09/03/2020 KK
INC DATE			AG DATE

76346 WILLIAM BURGESS BLVD, YULEE

NASSAU COUNTY PROPERTY

PAGE 14 of 16 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
TOTAL MARKET OB/XF VALUE		849,165
TOTAL LAND VALUE - MARKET		1,286,985
TOTAL MARKET VALUE		25,520,662
SOH/AGL Deduction		3,479,775
ASSESSED VALUE		22,040,887
TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1994] W40 S16 CAN=[YR=1994] S12 BAS=[YR=1994] S8 E40 N8 W40$ E40 N12 W40$ E40 N16$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

PT GOVT LOTS 1,3,4 & PT OF
N1/2 OF SEC 8-2N-27E IN
OR 664/915,OR 847/1461,

DISTRICT BOARD OF TRUSTEES OF FLA COMMUNITY COLLEG
501 W STATE ST
JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	01	MINIMUM 100
Interior Wall	06	CUST PANEL 100
Interior Floo	09	PINE WOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

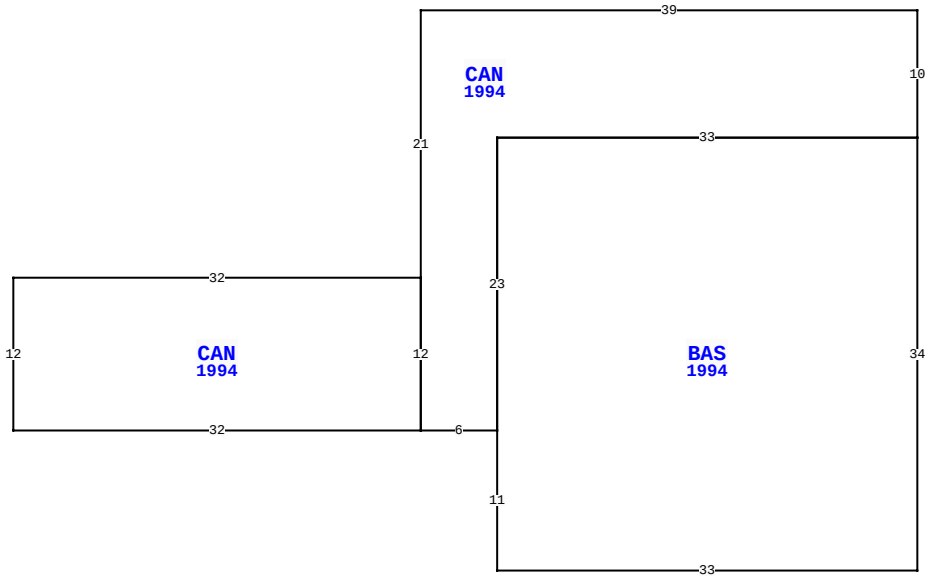
DOR CODE	8400	COLLEGES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,122	100	1994	1,122	156,016
CAN	384	30	1994	115	15,991
CAN	528	30	1994	158	21,970
TOTALS	2,034			1,395	193,977

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	1,395	83.7837	163.59	228,208	1994	1994	0	0	0	15.00	85.00

24 SCHOOL – 0% - 0 Heated Area: 1122 HX Base Yr



76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		23,384,512
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TOTAL EXEMPTION VALUE	01	22,040,887
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		25,520,662
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,730,355

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
GRANTEE: FLA COMMUNITY COLLE						
0664/0915	8/05/1992	WD	U	V		100
GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W39 S21 CAN=[YR=1994] W32 S12 E32 N12$ S12 E6
BAS=[YR=1994] S11 E33 N34 W33 S23$ N23 E33 N10$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS

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501 W STATE ST
JACKSONVILLE, FL 32202-4086

2025

08-2N-27-0000-0003-0010

BUILDING CHARACTERISTICS

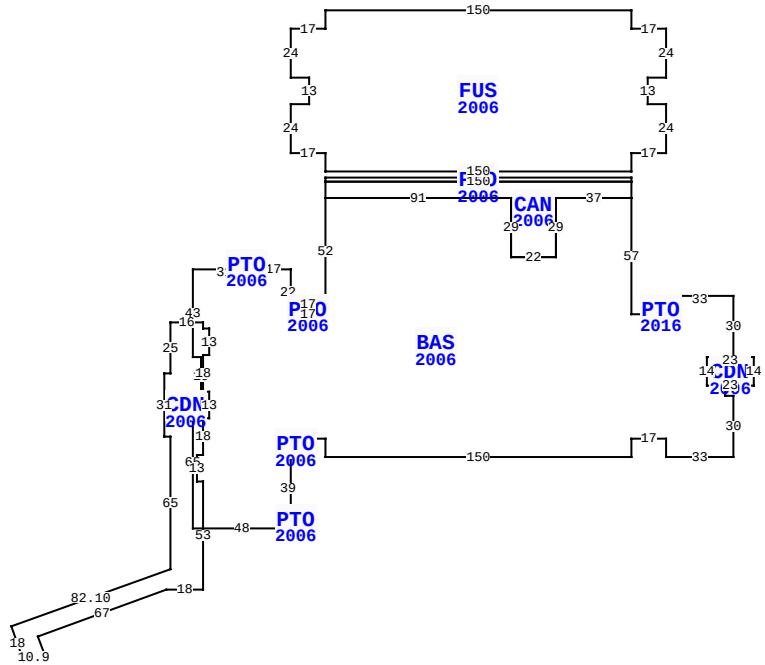
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	09	ENG F AIR 100
Fixtures		58 100
Frame	04	REIN CONC 100
Story Height		17 100
RMS		71 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	8400	COLLEGES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	29,037	100	2006	29,037	8,278,007
CAN	1,838	30	2006	551	157,081
CDN	322	35	2006	113	32,215
CDN	3,049	35	2006	1,067	304,186
FUS	13,690	100	2006	13,690	3,902,811
PTO	25	5	2006	1	285
PTO	45	5	2006	2	571
PTO	45	5	2006	2	571
PTO	85	5	2006	4	1,140
PTO	300	5	2006	15	4,276
TOTALS	48,461			44,488	12,681,427

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	44,483	160.4527	313.28	13,935,634	2006	2006	0	0	0	9.00	91.00

25 SCHOOL – 0% - 0 Heated Area: 42727 HX Base Yr



** This building has 11 Sub-Areas

76346 WILLIAM BURGESS BLVD, YULEE

BLD DATE	09/03/2020	KK	LGL DATE	
XF DATE	09/03/2020	KK	LAND DATE	09/03/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		25,520,662
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PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0705/0173	5/23/1994	WD	U	V	07	100
GRANTOR: RAYONIER TIMBERLANDS						
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GRANTOR: FCCJ FOUNDATION INC						
GRANTEE: DIST BRD TRTEES JAX						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2006] W33S4PTO=[YR=2016] W5S5E5N5$
S5W17N57CAN=[YR=2006] N8PTO=[YR=2006] N2
W150S2E150$W150S8E91S29E22N29
E37$W37S29W22N29W91S52PTO=[YR=2006]
W17S5E17N5$S5W17N22W17PTO=[YR=2006]
N5W9S5E9$W31S43E4S19W4S65E48 PTO=[YR=2006]
E5N9W5S9$N39PTO=[YR=2006] E5 N5W5S5$N5E17S9E150N9E17S9E33
N30W4N19E4N30$ PTR=N70W33 FUS=[YR=2006]
N24W9N13E9N24W17N9W150 S9W17S24E9S13W9S24E17S9E150N9 E17$
E33S70$ PTR=E10S30 CDN=[YR=2006] W23S14E23N14$ W10N30$
PTR=W260S13 CDN=[YR=2006] W16S25W3 S31E3S65 L78 D28 D17 R6
R10 U4 U8 L3 R63 U23 E18N53W3N13E3N18 E3N13W3N18E3N13W3N3$

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 09/03/2020 BY KK Total Acres: 86.52 Total Land Value: 1,286,985 Market: 0 Agricultural: 0 Common: 1,286,985 PRINTED 07/30/2025 BY SYS