BLK 86 LOTS 13 THRU 24
IN OR 196/515
TOWN OF HILLIARD WEST S/D OF

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

2025

08-3N-24-2380-0086-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

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

NINTH AV, HILLIARD

BLD DATE		LGL DATE	05/22/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		38,700
TOTAL MARKET VALUE		38,700
SOH/AGL Deduction		22,079
ASSESSED VALUE		16,621
TOTAL EXEMPTION VALUE	01	16,621
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		38,700
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		25,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0196/0515	3/18/1975	SW	Q	I	03	100

GRANTOR: STATE OF FLORIDA TIIT
GRANTEE: NASSAU COUNTY SCHOO

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

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
1	008300	C	SCHOOL	0		R-2	0.00	0.00	0.86	AC		1.00	1.00	1.00	45,000.00	45,000.00	38,700							

REVIEW DATE 05/22/2025 BY MLU Total Acres: 0.86 Total Land Value: 38,700 Market: 0 Agricultural: 0 Common: 38,700 PRINTED 07/30/2025 BY SYS