

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

17-2N-25-0000-0002-0000

[illegible]

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

17-2N-25-0000-0002-0000

[illegible]

REVIEW DATE	10/01/2024	BY	KBA	Total Acres:	151.46	Total Land Value:	454,380	Market:	0	Agricultural:	0	Common:	454,380	PRINTED 07/30/2025 BY SYS
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NASSAU COUNTY SCHOOL BOARD
(FAIRGROUNDS), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																								
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 11																																								
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																						
Exterior Wall	15	CONC BLOCK 100								3202	06	10,060	93.8056	135.78	1,365,947	1987	1987	0	0	0	50.00	50.00	VALUATION BY																																					
Roof Structure	04	WOOD TRUSS 100								4 AUDITORIUM - 0% - 0														Heated Area: 8330														HX Base Yr														STANDARD								
Roof Cover	12	MODULAR MT 100																																				Tax Group: 6														Tax Dist:								
Interior Wall	01	MINIMUM 100																																				BUILDING MARKET VALUE														1,551,048								
Interior Floor	03	CONC FINSH 100																																				TOTAL MARKET OB/XF VALUE														877,878								
Ceiling	04	NONE 100																																				TOTAL LAND VALUE - MARKET														454,380								
Air Condition	03	CENTRAL 100																																				TOTAL MARKET VALUE														2,883,306								
Heating Type	03	FORCED AIR 100																																				SOH/AGL Deduction														449,807								
Plumbing		16 100																																				ASSESSED VALUE														2,433,499								
Frame	03	MASONRY 100																																				TOTAL EXEMPTION VALUE														01 2,433,499								
Story Height		15 100																																				BASE TAXABLE VALUE														0								
RMS		10 100																																				TOTAL JUST VALUE														2,883,306								
Stories	1.	1. 100																																				NCON VALUE														27,931								
Class	00	. 100																																				INCOME VALUE																						
Units		0 100																																				PREVIOUS YEAR MKT VALUE														3,063,580								
Occupancy	00	NONE 100																																																										
Quality		03	Quality Level 03																																																									
DOR CODE		8300	PUBLIC SCHOOLS																																																									
MAP NUM			MKT AREA																																																		08							
NEIGHBORHOOD/LOC		8026.00																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																							
AOF	1,970	185	1993	3,644	247,391																																																							
BAS	6,360	100	1993	6,360	431,781																																																							
CAN	18	30	1993	5	340																																																							
CAN	18	30	1993	5	340																																																							
CAN	70	30	1993	21	1,426																																																							
CAN	84	30	1993	25	1,698																																																							
TOTALS		8,520			10,060	682,974																																																						
EXTRA FEATURES						543350 US HWY 1, CALLAHAN																																																						
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	0803	ASPHALT C	0	0	0	0	13,116.00	SF	2.00	2.00	100	1990	1990	3	50	13,116																																												
32	0350	CARPORT WD	0	0	0	0	288.00	SF	13.00	13.00	100	1989	1989	3	20	749																																												
33	0940	SHEDS/PORT	0	0	14	14	196.00	SF	24.00	24.00	100	1989	1989	3	20	941																																												
34	0423	CL FNC 5'	0	0	0	0	74.00	LF	6.85	6.85	100	1989	1989	3	25	127																																												
35	0811	CONCRETE B	0	0	50	19	950.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,692																																												
36	0940	SHEDS/PORT	0	0	24	11	264.00	SF	30.00	30.00	100	2019	2019	3	82	6,494																																												
37	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1989	1989	3	26	3,289																																												
38	0975	ST LT/ARM	0	0	0	0	12.00	UT	500.00	500.00	100	1989	1989	3	26	1,560																																												
39	0350	CARPORT WD	0	0	50	25	1,250.00	SF	13.00	13.00	100	1989	1989	3	20	3,250																																												
40	0350	CARPORT WD	0	0	10	10	100.00	SF	13.00	13.00	100	1989	1989	3	20	260																																												
LAND DESCRIPTION										TOTAL OB/XF										32,478																																								
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																																				



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	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		1 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	5,000	100
CAN	240	30
CAN	310	30
TOTALS	5,550	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	5,165	76.3776	34.94	180,465	1965	1980	0	0	0 80.00	20.00
5 STOR WAREH - 0% - 0 Heated Area: 5000 HX Base Yr											
BLD DATE	12/03/2021	KK	LGL DATE								
XF DATE	12/03/2021	KK	LAND DATE	05/09/2025	MLU						
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY				PAGE 5 of 11				6
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 6				Tax Dist:				
BUILDING MARKET VALUE				1, 551, 048				
TOTAL MARKET OB/XF VALUE				877, 878				
TOTAL LAND VALUE - MARKET				454, 380				
TOTAL MARKET VALUE				2, 883, 306				
SOH/AGL Deduction				449, 807				
ASSESSED VALUE				2, 433, 499				
TOTAL EXEMPTION VALUE				01	2, 433, 499			
BASE TAXABLE VALUE				0				
TOTAL JUST VALUE				2, 883, 306				
NCON VALUE				27, 931				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				3, 063, 580				

REVIEW DATE	10/01/2024	BY	KBA	Total Acres:	151.46	Total Land Value:	454,380	Market:	0	Agricultural:	0	Common:	454,380	PRINTED 07/30/2025 BY SYS
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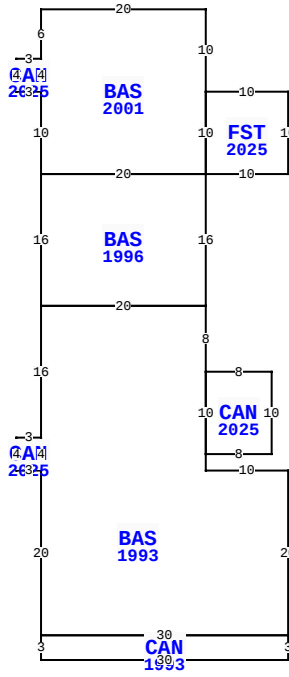
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																												
ELEMENT		CD	CONSTRUCTION		TYPE		MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																													
Exterior Wall		08	WD ON PLY 100		1701	04		1,829	81.7950		210,189	1988	2000		0	0	0	23.00	77.00	VALUATION BY					STANDARD																																							
Roof Structure		04	WOOD TRUSS 100		8 OFFICE - 0% - 0															Heated Area: 1720					HX Base Yr					Tax Group: 6					Tax Dist:																													
Roof Cover		12	MODULAR MT 100																	BUILDING MARKET VALUE					1,551,048																																							
Interior Wall		04	PLYWOOD 100																	TOTAL MARKET OB/XF VALUE					877,878																																							
Interior Floor		03	CONC FINSH 100																	TOTAL LAND VALUE - MARKET					454,380																																							
Ceiling		01	FIN.SUSPD 100																	TOTAL MARKET VALUE					2,883,306																																							
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					449,807																																							
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					2,433,499																																							
Fixtures		7	100																	TOTAL EXEMPTION VALUE					01 2,433,499																																							
Frame		01	TYP WD 100																	BASE TAXABLE VALUE					0																																							
Story Height		10	100																	TOTAL JUST VALUE					2,883,306																																							
RMS		3	100																	NCON VALUE					27,931																																							
Stories		1.	1. 100		INCOME VALUE																																																											
Units		0	100		PREVIOUS YEAR MKT VALUE					3,063,580																																																						
BUD8 Adjustme		06	DIST 1D 100																																																													
Occupancy		00	NONE 100																																																													
Quality		03	Quality Level 03																																																													
DOR CODE		8300	PUBLIC SCHOOLS																																																													
MAP NUM			MKT AREA																	08																																												
NEIGHBORHOOD/LOC					8026.00					<table><tr><th>PERMIT NUM</th><th>DESCRIPTION</th><th>AMT</th><th>ISSUED</th></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>															PERMIT NUM	DESCRIPTION	AMT	ISSUED																																				
PERMIT NUM	DESCRIPTION	AMT	ISSUED																																																													
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																										
BAS		1,000	100	1993	1,000	88,488																																																										
BAS		320	100	1996	320	28,316																																																										
BAS		400	100	2001	400	35,395																																																										
CAN		90	30	1993	27	2,389																																																										
CAN		12	30	2025	4	354																																																										
CAN		12	30	2025	4	354																																																										
CAN		80	30	2025	24	2,124																																																										
FST		100	50	2025	50	4,424																																																										
TOTALS		2,014			1,829	161,846																																																										
EXTRA FEATURES							543350 US HWY 1, CALLAHAN										BLD DATE 12/03/2021			KK		LGL DATE			05/09/2025 MLU																																							
										XF DATE 12/03/2021			KK		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																																																
71	0811	CONCRETE B	0	0	29 28	812.00	SF	5.20	5.20	100	1989	1989	3	54.5	2,301																																																	
72	0940	SHEDS/PORT	0	0	12 8	96.00	SF	30.00	30.00	100	1989	1989	3	20	576																																																	
73	0680	POLE SHED	0	0	12 12	144.00	SF	10.00	10.00	100	1989	1989	3	20	288																																																	
74	0812	CONCRETE C	0	0	0 0	2,197.00	SF	4.00	4.00	100	1989	1989	3	54.5	4,789																																																	
75	0424	CL FNC 6'	0	0	0 0	442.00	LF	20.00	20.00	100	1989	1989	3	25	2,210																																																	
76	0466	FNC GT 20'	0	0	0 0	1.00	UT	600.00	600.00	100	1989	1989	3	25	150																																																	
77	0430	CL FNC 6B	0	0	0 0	164.00	LF	9.70	9.70	100	2014	2014	3	85	1,352																																																	
78	0463	FENCE GATE	0	0	0 0	1.00	UT	300.00	300.00	100	2014	2014	3	85	255																																																	
79	0424	CL FNC 6'	0	0	0 0	604.00	LF	20.00	20.00	100	1989	1989	3	25	3,020																																																	
80	0464	FNC GT 10'	0	0	0 0	2.00	UT	350.00	350.00	100	1989	1989	3	25	175																																																	
LAND DESCRIPTION										TOTAL OB/XF										15,116																																												
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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