

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

29-2N-25-3120-0072-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 10														
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																				
Exterior Wall	19	COMMON BRK	100	7201	04	23,688	96.7575	188.92	4,475,137	1934	1990	0	0	27.00	73.00	VALUATION BY																		
Roof Structur	09	RIDGE FRME	100	1 SCHOOL - 0% - 0										Heated Area: 22809										STANDARD										
Roof Cover	03	COMP SHNGL	100																					Tax Group: 1										
Interior Wall	02	WALL BD/WD	50																					Tax Dist:										
Interior Wall	03	PLASTER	50																					BUILDING MARKET VALUE										
Interior Floo	07	CORK/VTILE	100																					TOTAL MARKET OB/XF VALUE										
Ceiling	01	FIN.SUSPD	100																					TOTAL LAND VALUE - MARKET										
Air Condition	03	CENTRAL	100																					TOTAL MARKET VALUE										
Heating Type	04	AIR DUCTED	100																					SOH/AGL Deduction										
Fixtures	53	100																						ASSESSED VALUE										
Frame	03	MASONRY	100																					TOTAL EXEMPTION VALUE										
Story Height		14 100																						BASE TAXABLE VALUE										
RMS		24 100																						TOTAL JUST VALUE										
Stories	1.	1. 100																						NCON VALUE										
Units		0 100																						INCOME VALUE										
BUD8 Adjustme	01	DIST CA	100																					PREVIOUS YEAR MKT VALUE										
Occupancy	00	NONE	100																															
Quality	03	Quality Level	03																															
DOR CODE	8300	PUBLIC SCHOOLS																																
MAP NUM		MKT AREA	07																															
NEIGHBORHOOD/LOC	7001.00																																	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	22,809	100	1993	22,809	8,145,625																													
CAN	2,096	30	2002	629	86,747																													
FOP	40	30	1993	12	1,655																													
FOP	54	30	1993	16	2,207																													
FOP	99	30	1993	30	4,138																													
FOP	270	30	1993	81	11,171																													
UOP	272	20	1993	54	7,447																													
UOP	286	20	1993	57	7,861																													
TOTALS	25,926			23,688	8,266,850																													
EXTRA FEATURES					45089 THIRD AV, CALLAHAN					BLD DATE 12/29/2017					KK					LGL DATE					05/13/2025					DC				
										XF DATE										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																	
1	0812	CONCRETE C	0	0	0	0	4,724.00	SF	4.00	4.00	100	1970	1970	3	20	3,779																		
2	0803	ASPHALT C	0	0	0	0	25,072.00	SF	2.00	2.00	100	1970	1970	3	50	25,072																		
3	0803	ASPHALT C	0	0	0	0	57,232.00	SF	2.00	2.00	100	1992	1992	3	50	57,232																		
4	0430	CL FNC 6B	0	0	0	0	1,000.00	LF	9.70	9.70	100	1980	1980	3	20	1,940																		
5	0402	CONC BUMPE	0	0	0	0	54.00	UT	25.00	25.00	100	1990	1990	3	66	891																		
6	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1996	1996	3	36	216																		
7	0424	CL FNC 6'	0	0	0	0	109.00	LF	20.00	20.00	100	1996	1996	3	36	785																		
8	1128	BRICK 12"	0	0	0	0	140.00	SF	14.00	14.00	100	1996	1996	3	91	1,784																		
9	0467	FNC GT 25'	0	0	0	0	2.00	UT	700.00	700.00	100	1992	1992	3	28	392																		
10	0424	CL FNC 6'	0	0	0	0	1,350.00	LF	20.00	20.00	100	1995	1995	3	32	8,640																		
LAND DESCRIPTION										TOTAL OB/XF										100,731														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPFH 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		PBLC			579,350.00	SF		1.00	1.00	1.00	1.50	1.50	869,025																	

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

29-2N-25-3120-0072-0000

[illegible]

[illegible]

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

29-2N-25-3120-0072-0000

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

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

29-2N-25-3120-0072-0000

REVIEW DATE 02/01/2024 BY KBA Total Acres: 13.30 Total Land Value: 869,025 Market: 0 Agricultural: 0 Common: 869,025 PRINTED 07/30/2025 BY SYS

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

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

29-2N-25-3120-0072-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
CONSTRUCTION										VALUATION SUMMARY										PAGE 10 of 10															
ELEMENT		CD	19		COMMON BRK 100		7201		04	16,233		89.7750		175.29		2,845,483		1996		EYB		ECON		FNCT		0		0		23.50		76.50		1	
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BAS		8,902	100	1996	8,902	1,193,730																													
FOP		2,572	30	1996	772	103,523																													
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