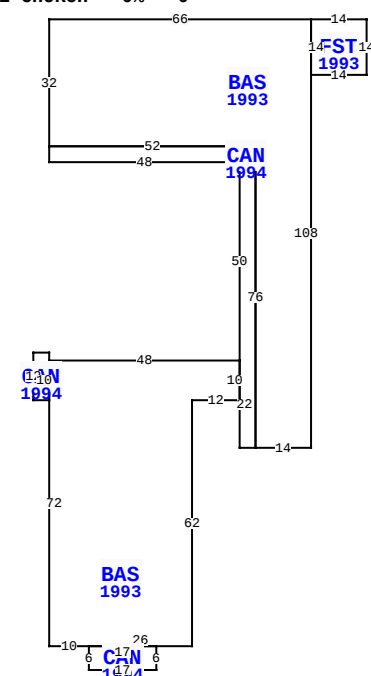


SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AV
FERNANDINA BEACH, FL 32034

29-2N-25-3200-0002-0040

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		15	CONC BLOCK 100		7101	04	6,180		88.7638	138.69	857,104	1965	1965	0	0	32.25	67.75	VALUATION BY					STANDARD																				
Roof Structure		04	WOOD TRUSS 100		1 CHURCH - 0% - 0													Heated Area: 5888													HX Base Yr												
Roof Cover		03	COMP SHNGL 100															BAS 1993													FST 1993												
Interior Wall		04	PLYWOOD 50																																								
Interior Wall		05	DRYWALL 50																																								
Interior Floor		14	CARPET 100																																								
Ceiling		01	FIN.SUSPD 100																																								
Air Condition		03	CENTRAL 100																																								
Heating Type		04	AIR DUCTED 100																																								
Fixtures		10	100																																								
Frame		03	MASONRY 100																																								
Story Height			9 100																																								
RMS			6 100																																								
Stories		1.	1. 100																																								
Units			0 100																																								
BUD8 Adjustme		01	DIST CA 100																																								
Occupancy		00	NONE 100																																								
Quality		03	Quality Level 03																																								
DOR CODE		8600	COUNTY																																								
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	2,712	100	1993	2,712	254,826																																						
BAS	3,176	100	1993	3,176	298,425																																						
CAN	48	30	1994	14	1,316																																						
CAN	102	30	1994	31	2,913																																						
CAN	496	30	1994	149	14,001																																						
FST	196	50	1993	98	9,209																																						
TOTALS		6,730			6,180	580,688																																					
EXTRA FEATURES					45021 THIRD AV, CALLAHAN															BLD DATE 11/01/2016 KK					LGL DATE					06/02/2023 MLU													
																				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	13,092.00	SF	4.00	4.00	100	1985	1985	3	44	23,042																											
2	0812	CONCRETE C	0	0	0	0	6,072.00	SF	4.00	4.00	100	1975	1975	3	25	6,072																											
3	0811	CONCRETE B	0	0	0	0	588.00	SF	5.20	5.20	100	1985	1985	3	44	1,345																											
4	4950	BOLLARD	0	0	0	0	3.00	UT	100.00	100.00	100	1985	1985	3	100	300																											
5	0424	CL FNC 6'	0	0	0	0	69.00	LF	20.00	20.00	100	1985	1985	3	21	290																											
6	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1985	1985	3	21	189																											
7	0422	CL FNC 4'	0	0	0	0	413.00	LF	15.00	15.00	100	1973	1973	3	20	1,239																											
8	0811	CONCRETE B	0	0	0	0	790.00	SF	5.20	5.20	100	1973	1973	3	23	945																											
9	0810	CONCRETE A	0	0	0	0	294.00	SF	6.50	6.50	100	1973	1973	3	23	440																											
LAND DESCRIPTION										TOTAL OB/XF										33,862																							
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																			
1	008600	C	COUNTY		0	PBLC	97.00	168.00	97.50	FF		1.00	1.00	1.00	700.00	700.00	68,250																										
2	008600	C	COUNTY		0	PBLC	168.00	97.00	168.50	FF		1.00	1.00	1.00	700.00	700.00	117,950																										

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