



REVIEW DATE	04/03/2024	BY	KBA	Total Acres: 27.05	Total Land Value: 1,413,960	Market: 0	Agricultural: 0	Common: 1,413,960	PRINTED 07/30/2025 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 19									
ELEMENT	CD	19	COMMON BRK 100	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	STANDARD												
Exterior Wall	19	01	COMMON BRK 100	7201	04	15,427	96.3200	188.06	2,901,202	1972	1990	0	0	0	27.00	73.00	Tax Group: 1 Tax Dist:												
Roof Structure	01	01	FLAT 100	3 SCHOOL - 0% - 0													Heated Area: 15347 HX Base Yr												
Roof Cover	04	01	BUILT-UP 100																										
Interior Wall	01	01	MINIMUM 100																										
Interior Floor	07	01	CORK/VTILE 70																										
Interior Floor	11	01	CLAY TILE 30																										
Ceiling	01	01	FIN. SUSPD 100																										
Air Condition	06	01	ENG CENTRL 100																										
Heating Type	04	01	AIR DUCTED 100																										
Fixtures	31	01	100																										
Frame	03	01	MASONRY 100																										
Story Height		16	100																										
RMS		28	100																										
Stories	1.5	1.5	100																										
Units		0	100																										
BUD8 Adjustme	01	01	DIST CA 100																										
Occupancy	00	00	NONE 100																										
Quality	03	03	Quality Level 03																										
DOR CODE	8300	8300	PUBLIC SCHOOLS																										
MAP NUM			MKT AREA														07												
NEIGHBORHOOD/LOC	7001.00	7001.00																											
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	15,347	100	1993	15,347	2,106,895																								
FOP	15	30	1993	4	549																								
FOP	15	30	1993	4	549																								
FOP	16	30	1993	5	686																								
FOP	18	30	1993	5	686																								
FOP	25	30	1993	8	1,098																								
FOP	84	30	1993	25	3,432																								
FOP	96	30	1993	29	3,981																								
TOTALS	15,616			15,427	2,117,877																								
EXTRA FEATURES					1 WARRIOR DR, 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													
21	0511	GARAGE CB-	0	0	12	30	360.00	SF	40.00		100	1995	1995	3	68	9,792													
22	0940	SHEDS/PORT	0	0	12	12	144.00	SF	30.00		100	1995	1995	3	20	864													
23	0511	GARAGE CB-	0	0	41	22	902.00	SF	40.00		100	1995	1995	3	68	24,534													
24	0511	GARAGE CB-	0	0	16	24	384.00	SF	40.00		100	1995	1995	3	68	10,445													
25	0681	POLE SHED	0	0	10	20	200.00	SF	15.00		100	1995	1995	3	20	600													
26	0681	POLE SHED	0	0	10	20	200.00	SF	15.00		100	1995	1995	3	20	600													
27	0754	FOP	0	0	0	0	3,928.00	SF	15.00		100	1995	1995	3	20	11,784													
28	0402	CONC BUMPE	0	0	0	0	23.00	UT	25.00		100	1995	1995	3	76	437													
29	0505	FLAGPOLE A	0	0	0	0	36.00	LF	50.00		100	1995	1995	3	20	360													
30	0803	ASPHALT C	0	0	0	0	57,227.00	SF	2.00		100	1995	1995	3	50	57,227													
LAND DESCRIPTION										TOTAL OB/XF										116,643									
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					
												</																	

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 5 of 19																																							
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	16,477	94.8300	185.16	3,050,881	1975	1990		0	0	27.00	73.00	VALUATION BY																																				
Roof Structure	09	RIDGE FRME 100								5 SCHOOL - 0% - 0										Heated Area: 16260										HX Base Yr										STANDARD																			
Roof Cover	04	BUILT-UP 100																												Tax Group: 1										Tax Dist:																			
Interior Wall	01	MINIMUM 100																												BUILDING MARKET VALUE										20,840,567																			
Interior Floor	07	CORK/VTILE 100																												TOTAL MARKET OB/XF VALUE										621,609																			
Ceiling	01	FIN.SUSPD 100																												TOTAL LAND VALUE - MARKET										1,413,960																			
Air Condition	03	CENTRAL 100																												TOTAL MARKET VALUE										22,876,136																			
Heating Type	04	AIR DUCTED 100																												SOH/AGL Deduction										5,429,214																			
Fixtures		29 100																												ASSESSED VALUE										17,446,922																			
Frame	03	MASONRY 100																												TOTAL EXEMPTION VALUE										01								17,446,922											
Story Height		16 100																												BASE TAXABLE VALUE										0																			
RMS		16 100																												TOTAL JUST VALUE										22,876,136																			
Stories	1.	1. 100																												NCON VALUE										0																			
Units		0 100																												INCOME VALUE																													
BUD8 Adjustme	01	DIST CA 100																												PREVIOUS YEAR MKT VALUE										22,990,715																			
Occupancy	00	NONE 100																																																									
Quality	03	Quality Level 03																																																									
DOR CODE	8300	PUBLIC SCHOOLS																																																									
MAP NUM		MKT AREA																																																									
NEIGHBORHOOD/LOC	7001.00																																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																																						
BAS	16,260	100	1993	16,260	1,197,812																																																						
FOP	24	30	1993	7	946																																																						
FOP	24	30	1993	7	946																																																						
FOP	24	30	1993	7	946																																																						
FOP	24	30	1993	7	946																																																						
FOP	45	30	1993	14	1,892																																																						
FOP	104	30	1993	31	4,190																																																						
FOP	105	30	1993	32	4,325																																																						
FOP	105	30	1993	32	4,325																																																						
FOP	135	30	1993	40	5,406																																																						
TOTALS	16,985			16,477	2,227,143																																																						
EXTRA FEATURES										1 WARRIOR DR, CALLAHAN										BLD DATE										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																																											
41	9001	CONTANR 40	0	0	0	2.00	UT	1,400.00	1,400.00	100	1990	1990	3	100	2,800																																												
42	0940	SHEDS/PORT	0	0	20	240.00	SF	18.30	18.30	100	1990	1990	3	20	878																																												
43	0940	SHEDS/PORT	0	0	16	128.00	SF	30.00	30.00	100	1990	1990	3	20	768																																												
44	0350	CARPORT WD	0	0	16	128.00	SF	13.00	13.00	100	1990	1990	3	20	333																																												
45	0511	GARAGE CB-	0	0	28	448.00	SF	40.00	40.00	100	1980	1980	3	30	5,376																																												
46	0350	CARPORT WD	0	0	28	224.00	SF	13.00	13.00	100	1980	1980	3	20	582																																												
47	1123	CB 8"	0	0	112	224.00	SF	6.15	6.15	100	2001	2001	3	79	1,088																																												
48	1127	BRICK 8"	0	0	34	306.00	SF	11.00	11.00	100	2001	2001	3	94	3,164																																												
49	1123	CB 8"	0	0	34	306.00	SF	6.15	6.15	100	2001	2001	3	79	1,487																																												
50	1126	CB/STC 8"	0	0	206	618.00	SF	8.00	8.00	100	2003	2003	3	82	4,054																																												
LAND DESCRIPTION										TOTAL OB/XF										20,530																																							
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 04/03/2024 BY KBA Total Acres: 27.05 Total Land Value: 1,413,960 Market: 0 Agricultural: 0 Common: 1,413,960 PRINTED 07/30/2025 BY SYS

NASSAU COUNTY SCHOOL BOARD/
(WEST NASSAU HIGH SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

29-2N-25-3200-0005-0000

[illegible]



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FERNANDINA BEACH, FL 32034

29-2N-25-3200-0005-0000

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10003COMP SHNGL 10004PLYWOOD 10007CORK/VTILE 10001FIN.SUSPD 10001NONE 10003FORCED AIR 1000010002WOOD FRAME 1008100RMSStoriesUnits11000010000100Occupancy00NONE 100Quality03Quality Level 03DOR CODE8300PUBLIC SCHOOLSMAP NUMMKT AREA07NEIGHBORHOOD/LOC7001.00BAS756100200275685,788FOP180302002546,128TOTALS93681091,916EXTRA FEATURES1 WARRIOR DR, CALLAHANL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSENTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND72010481068.9850134.69109,0991990199000015.7584.25Heated Area: 756HX Base YrBAS2002FOP2002

LAND DESCRIPTION

L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 1Tax Dist:BUILDING MARKET VALUE20,840,567TOTAL MARKET OB/XF VALUE621,609TOTAL LAND VALUE - MARKET1,413,960TOTAL MARKET VALUE22,876,136SOH/AGL Deduction5,429,214ASSESSED VALUE17,446,922TOTAL EXEMPTION VALUE0117,446,922BASE TAXABLE VALUE0TOTAL JUST VALUE22,876,136NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE22,990,715SALES DATAOFF RECORD NumberDATETYPE INSTQUVI RSNCDSALE PRICEBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=2002] W36 S21 FOP=[YR=2002] S5 E36 N5 W36\$ E36 N21\$.

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[illegible]

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