PT OF NW1/4 OF NW1/4
OF SEC 32-2N-28E IN OR 2659/804

SCHOOL BOARD OF NASSAU COUNTY
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32304

2025

32-2N-28-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

95311 HATTON RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		12,000
TOTAL LAND VALUE - MARKET		1,221,000
TOTAL MARKET VALUE		1,233,000
SOH/AGL Deduction		960,657
ASSESSED VALUE		272,343
TOTAL EXEMPTION VALUE	01	272,343
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,233,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		622,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2659/804	5/08/2023	WD	U	I	11	100
GRANTOR: NASSAU COUNTY						
GRANTEE: SCHOOL BOARD OF NAS						
0710/1214	8/04/1994	QC	Q	V	06	33,400
GRANTOR: RAYLAND CO INC						
GRANTEE: BOARD OF COUNTY COM						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	008001	C	V GV/XFOB	0		OR	0.00	0.00	12.21	AC		1.00	1.00	1.00	100,000.00	100,000.00	1,221,000							

REVIEW DATE 06/10/2021 BY KWA Total Acres: 12.21 Total Land Value: 1,221,000 Market: 0 Agricultural: 0 Common: 1,221,000 PRINTED 07/30/2025 BY SYS