IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

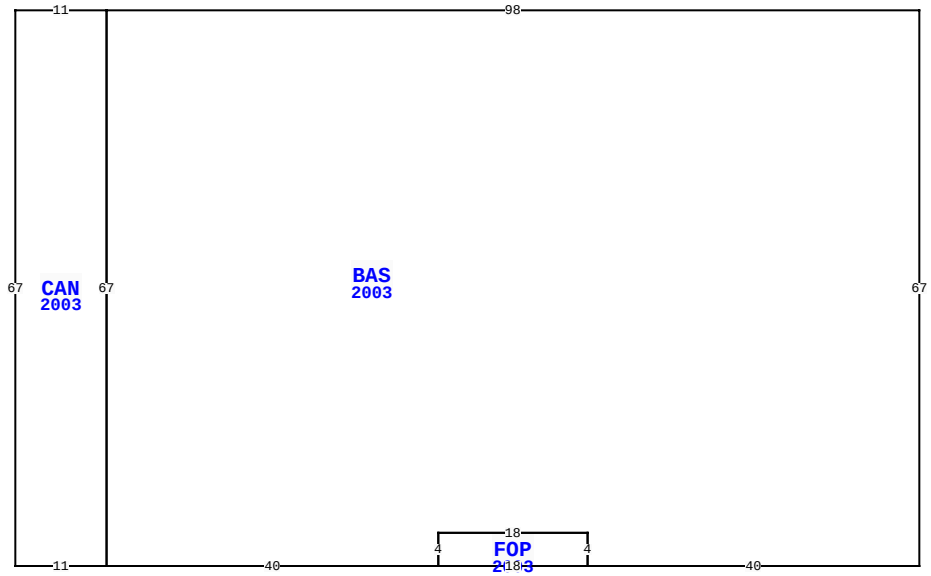
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		30 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,494	100	2003	6,494	1,060,389
CAN	737	30	2003	221	36,087
FOP	72	30	2003	22	3,592
TOTALS	7,303			6,737	1,100,067

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	6,737	102.3000	199.74	1,345,648	2003	2003	0	0	0	18.25	81.75

1 SCHOOL – 0% - 0 Heated Area: 6494 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	05/08/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

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	0964	HALON SYST	0	0	10	5	50.00	SF	50.00	50.00	100	2003	2003	3	82	2,050	
2	0964	HALON SYST	0	0	7	5	35.00	SF	50.00	50.00	100	2003	2003	3	82	1,435	
3	0418	EXHST FAN	0	0	0	0	8.00	UT	400.00	400.00	100	2003	2003	3	20	640	
4	4950	BOLLARD	0	0	0	0	42.00	UT	100.00	100.00	100	2003	2003	3	100	4,200	
5	0963	FIRE HYDR	0	0	0	0	3.00	UT	1,500.00	1,500.00	100	2003	2003	3	100	4,500	
6	0381	COOLER	0	0	24	8	192.00	SF	82.50	82.50	100	2003	2003	3	50	7,920	
7	0383	FREEZER	0	0	24	8	192.00	SF	105.00	105.00	100	2003	2003	3	50	10,080	
8	0461	IRON FENCE	0	0	0	0	260.00	SF	9.78	9.78	100	2003	2003	3	86	2,186	
9	0463	FENCE GATE	0	0	0	0	12.00	UT	900.00	900.00	100	2003	2003	3	58	6,264	
10	0463	FENCE GATE	0	0	0	0	2.00	UT	900.00	900.00	100	2003	2003	3	58	1,044	

TOTAL OB/XF 40,319

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W98 CAN=[YR=2003] W11 S67 E11 N67 $ S67 E40
FOP=[YR=2003] E18 N4 W18 S4 $ N4 E18 S4 E40 N67 $.

LAND DESCRIPTION

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	008300	C	SCHOOL	0		OR	0.00	0.00	92.23	AC		1.00	1.00	1.00	85,000.00	85,000.00	7,839,550							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

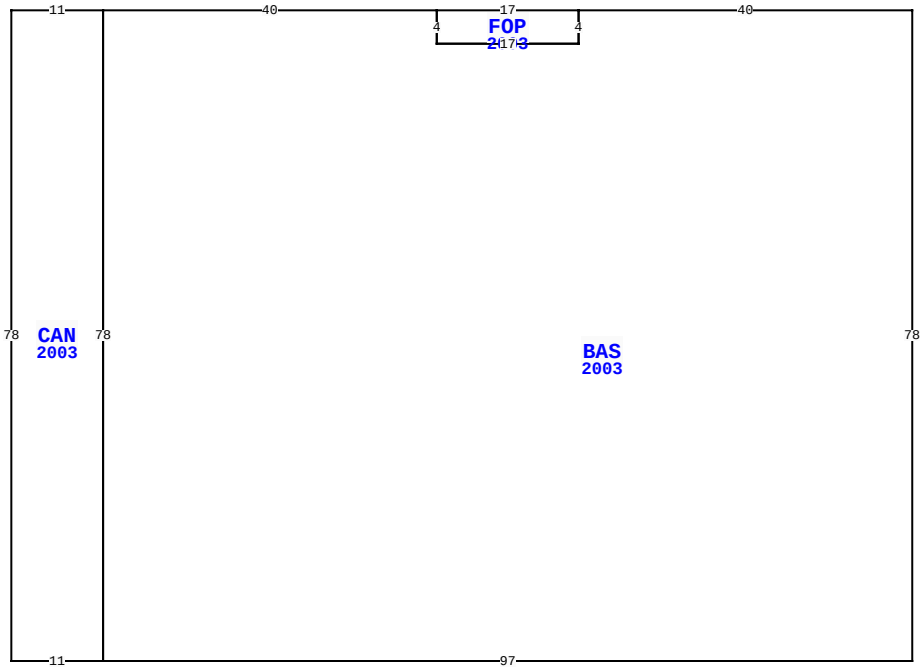
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	04	REIN CONC 100
Story Height		12 100
RMS		13 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,498	100	2003	7,498	1,364,330
CAN	858	30	2003	257	46,763
FOP	68	30	2003	20	3,640
TOTALS	8,424			7,775	1,414,733

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,775	114.0000	222.58	1,730,560	2003	2003	0	0	0	18.25	81.75

2 SCHOOL – 0% - 0 Heated Area: 7498 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W40 FOP=[YR=2003] W17 S4 E17 N4 $ S4 W17 N4 W40 CAN=[YR=2003] W11 S78 E11 N78 $ S78 E97 N78 $.

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
11	0424	CL FNC 6'	0	0	0	0	10,200.00	LF	20.00	20.00	100	2003	2003	3	58	118,320	
12	0466	FNC GT 20'	0	0	0	0	4.00	UT	750.00	750.00	100	2003	2003	3	58	1,740	
13	0464	FNC GT 10'	0	0	0	0	6.00	UT	350.00	350.00	100	2003	2003	3	58	1,218	
14	0463	FENCE GATE	0	0	0	0	4.00	UT	300.00	300.00	100	2003	2003	3	58	696	
15	0505	FLAGPOLE A	0	0	0	0	1.00	LF	50.00	50.00	100	2003	2003	3	20	10	
16	0972	ST LGHT UN	0	0	0	0	11.00	UT	2,530.00	2,530.00	100	2003	2003	3	58	16,141	
17	0975	ST LT/ARM	0	0	0	0	11.00	UT	500.00	500.00	100	2003	2003	3	58	3,190	
18	0402	CONC BUMPE	0	0	0	0	116.00	UT	25.00	25.00	100	2003	2003	3	86	2,494	
19	0812	CONCRETE C	0	0	0	0	27,476.00	SF	4.00	4.00	100	2003	2003	3	82	90,121	
20	0803	ASPHALT C	0	0	0	0	207,431.00	SF	2.00	2.00	100	2003	2003	3	50	207,431	

TOTAL OB/XF 441,361

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

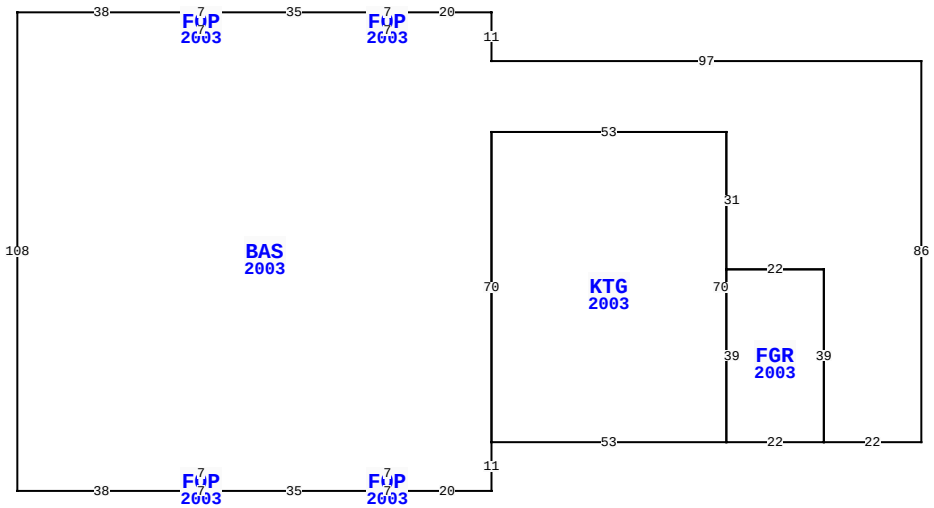
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		48 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		39 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,218	100	2003	15,218	2,907,520
FGR	858	60	2003	515	98,395
FOP	28	30	2003	8	1,529
FOP	28	30	2003	8	1,529
FOP	28	30	2003	8	1,529
FOP	28	30	2003	8	1,529
KTG	3,710	125	2003	4,638	886,127
TOTALS	19,898			20,403	3,898,155

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	20,403	119.7000	233.71	4,768,385	2003	2003	0	0	0	18.25	81.75

3 SCHOOL – 0% - 0 Heated Area: 18928 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W97 N11 W20 FOP=[YR=2003] W7 S4 E7 N4 $ S4 W7 N4 W35 FOP=[YR=2003] W7 S4 E7 N4 $ S4 W7 N4 W38 S108 E38 FOP=[YR=2003] E7 N4 W7 S4 $ N4 E7 S4 E35 FOP=[YR=2003] E7 N4 W7 S4 $ N4 E7 S4 E20 N11 KTG=[YR=2003] E53 FGR=[YR=2003] E22 N39 W22 S39 $ N70 W53 S70 $ N70 E53 S31 E22 S39 E22 N86 $.

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
21	0350	CARPORT WD	0	0	15	15	225.00	SF	13.00	13.00	100	2003	2003	3	20	585	
22	0351	CARPORT MT	0	0	1007	9	9,063.00	SF	10.00	10.00	100	2003	2003	3	20	18,126	
23	0351	CARPORT MT	0	0	389	11	4,279.00	SF	10.00	10.00	100	2003	2003	3	20	8,558	
24	0351	CARPORT MT	0	0	143	8	1,144.00	SF	10.00	10.00	100	2003	2003	3	20	2,288	
25	0351	CARPORT MT	0	0	128	10	1,280.00	SF	10.00	10.00	100	2003	2003	3	20	2,560	
26	2425	RUBBER	0	0	42	36	1,512.00	UT	5.60	5.60	100	2003	2003	3	82	6,943	
27	2425	RUBBER	0	0	42	26	1,092.00	UT	5.60	5.60	100	2003	2003	3	82	5,014	
28	0967	SPORTS FLR	0	0	102	98	9,996.00	SF	5.75	5.75	100	2003	2003	3	20	11,495	
29	0966	FIRE SPRNK	0	0	0	0	125,144.00	SF	3.00	3.00	100	2003	2003	3	82	307,854	
30	0803	ASPHALT C	0	0	0	0	268,719.00	SF	2.00	2.00	100	2006	2006	3	56	300,965	

TOTAL OB/XF 664,388

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		18 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

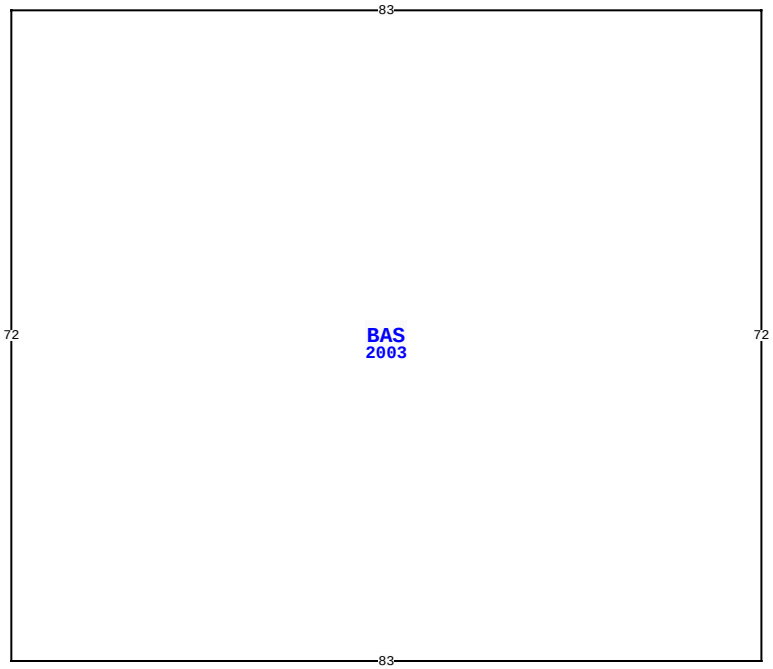
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,976	100	2003	5,976	1,189,639
TOTALS	5,976			5,976	1,189,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	5,976	124.7148	243.51	1,455,216	2003	2003	0	0	0	18.25	81.75

4 SCHOOL – 0% - 0 Heated Area: 5976 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W83 S72 E83 N72 $.

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
31	0812	CONCRETE C	0	0	0	0	26,130.00	SF	4.00	4.00	100	2006	2006	3	86	89,887	
32	0812	CONCRETE C	0	0	0	0	8,867.00	SF	4.00	4.00	100	2006	2006	3	86	30,502	
33	0921	CWALL-CC P	0	0	0	0	382.00	LF	660.00	660.00	100	2006	2006	3	86	216,823	
34	0461	IRON FENCE	0	0	0	0	502.00	SF	8.50	8.50	100	2006	2006	3	89	3,798	
35	0463	FENCE GATE	0	0	0	0	18.00	UT	1,050.00	1,050.00	100	2006	2006	3	66	12,474	
36	0424	CL FNC 6'	0	0	0	0	9,025.00	LF	20.00	20.00	100	2006	2006	3	66	119,130	
37	0463	FENCE GATE	0	0	0	0	7.00	UT	300.00	300.00	100	2006	2006	3	66	1,386	
38	0463	FENCE GATE	0	0	0	0	7.00	UT	300.00	300.00	100	2006	2006	3	66	1,386	
39	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2006	2006	3	24	360	
40	0400	CONC CURB	0	0	0	0	153.00	LF	15.00	15.00	100	2006	2006	3	89	2,043	

TOTAL OB/XF 477,789

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

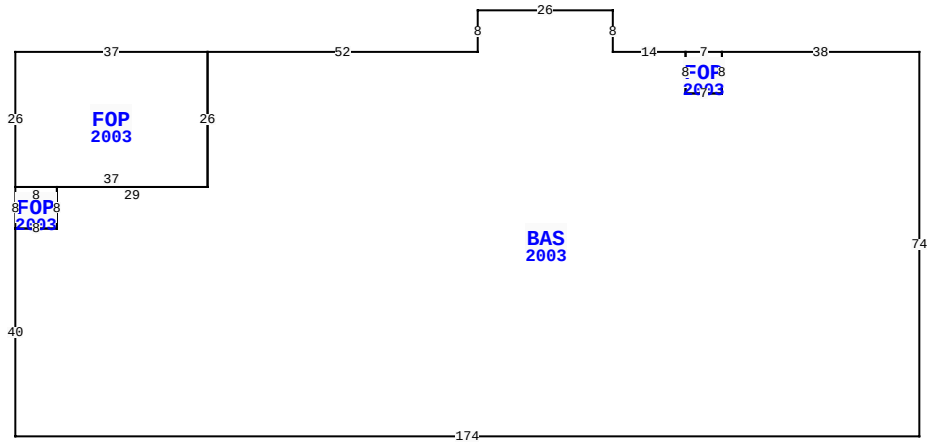
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	02	F.NOT SUS 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		40 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		21 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	12,002	100	2003	12,002	2,168,371
FOP	56	30	2003	17	3,071
FOP	64	30	2003	19	3,433
FOP	962	30	2003	289	52,213
TOTALS	13,084			12,327	2,227,088

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	12,327	113.1900	221.00	2,724,267	2003	2003	0	0	0	18.25	81.75

5 SCHOOL – 0% - 0 Heated Area: 12002 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W38 FOP=[YR=2003] W7 S8 E7 N8 $ S8 W7 N8 W14 N8 W26 S8 W52 FOP=[YR=2003] W37 S26 FOP=[YR=2003] S8 E8 N8 W8 $ E37 N26 $ S26 W29 S8 W8 S40 E174 N74 $.

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
41	0402	CONC BUMPE	0	0	0	0	73.00	UT	25.00	25.00	100	2006	2006	3	89	1,624	
42	0972	ST LGHT UN	0	0	0	0	15.00	UT	2,530.00	2,530.00	100	2006	2006	3	66	25,047	
43	0975	ST LT/ARM	0	0	0	0	10.00	UT	500.00	500.00	100	2006	2006	3	66	3,300	
44	0963	FIRE HYDR	0	0	0	0	7.00	UT	1,500.00	1,500.00	100	2006	2006	3	100	10,500	
45	4950	BOLLARD	0	0	0	0	22.00	UT	100.00	100.00	100	2006	2006	3	100	2,200	
46	0991	TENNIS CRT	0	0	0	0	6.00	UT	18,000.00	18,000.00	100	2006	2006	3	86	92,880	
47	0426	CL FNC 12'	0	0	0	0	994.00	LF	15.60	15.60	100	2006	2006	3	66	10,234	
48	0802	ASPHALT B	0	0	0	0	660.00	SF	2.40	2.40	100	2006	2006	3	56	887	
49	0803	ASPHALT C	0	0	0	0	40,600.00	SF	2.00	2.00	100	2006	2006	3	56	45,472	
50	0803	ASPHALT C	0	0	0	0	5,316.00	SF	2.00	2.00	100	2006	2006	3	56	5,954	

TOTAL OB/XF 198,098

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		69 100
Frame	04	REIN CONC 100
Story Height		21 100
RMS		43 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

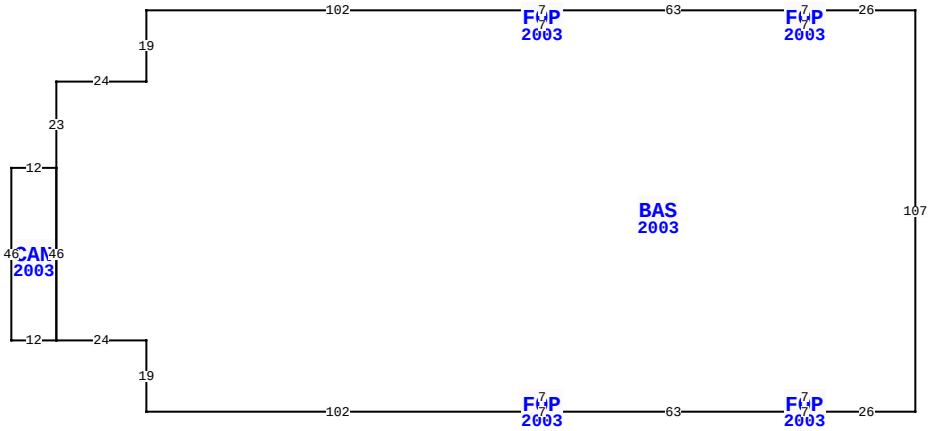
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	23,479	100	2003	23,479	5,272,806
CAN	552	30	2003	166	37,280
FOP	28	30	2003	8	1,797
FOP	28	30	2003	8	1,797
FOP	28	30	2003	8	1,797
FOP	28	30	2003	8	1,797
TOTALS	24,143			23,677	5,317,273

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	23,677	140.6988	274.71	6,504,309	2003	2003	0	0	0	18.25	81.75

6 SCHOOL – 0% - 0 Heated Area: 23479 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W26 FOP=[YR=2003] W7 S4 E7 N4 $ S4 W7 N4 W63 FOP=[YR=2003] W7 S4 E7 N4 $ S4 W7 N4 W102 S19 W24 S23 CAN=[YR=2003] W12 S46 E12 N46 $ S46 E24 S19 E102 FOP=[YR=2003] E7 N4 W7 S4 $ N4 E7 S4 E63 FOP=[YR=2003] E7 N4 W7 S4 $ N4 E7 S4 E26 N107 $.

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
51	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2006	2006	3	86	559	
52	0810	CONCRETE A	0	0	0	0	240.00	SF	6.50	6.50	100	2006	2006	3	86	1,342	
53	0812	CONCRETE C	0	0	0	0	10,980.00	SF	4.00	4.00	100	2006	2006	3	86	37,771	
54	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	2006	2006	3	86	2,012	
55	0812	CONCRETE C	0	0	0	0	10,131.00	SF	4.00	4.00	100	2006	2006	3	86	34,851	
56	0819	CONC 12"	0	0	0	0	919.00	SF	9.50	9.50	100	2006	2006	3	86	7,508	
57	0424	CL FNC 6'	0	0	0	0	264.00	LF	20.00	20.00	100	2006	2006	3	66	3,485	
58	0422	CL FNC 4'	0	0	0	0	1,400.00	LF	15.00	15.00	100	2006	2006	3	66	13,860	
59	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2006	2006	3	66	495	
60	0464	FNC GT 10'	0	0	0	0	4.00	UT	350.00	350.00	100	2006	2006	3	66	924	

LAND DESCRIPTION

TOTAL OB/XF 102,807

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

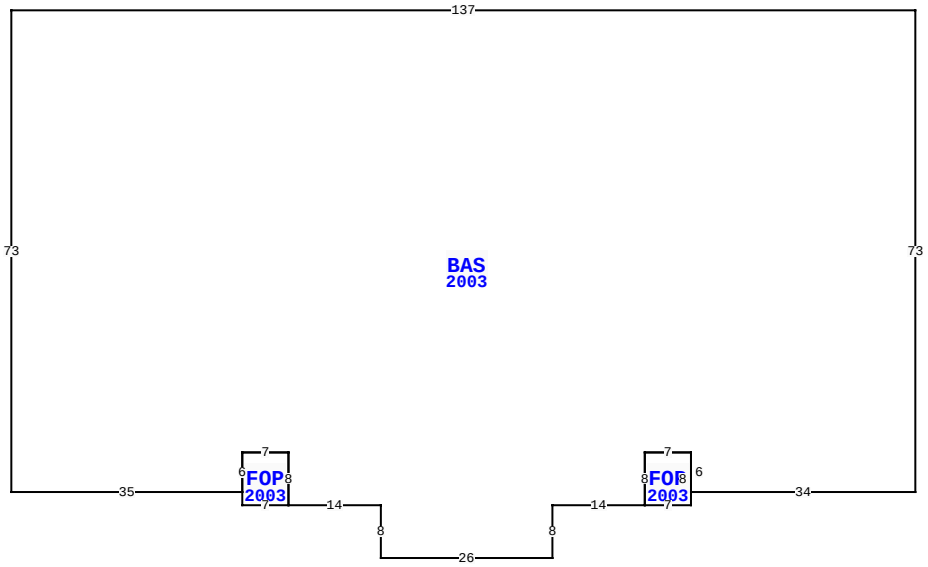
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	10,233	100	2003	10,233	1,830,283
FOP	56	30	2003	17	3,040
FOP	56	30	2003	17	3,040
TOTALS	10,345			10,267	1,836,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	10,267	112.0581	218.79	2,246,317	2003	2003	0	0	0	18.25	81.75

7 SCHOOL – 0% - 0 Heated Area: 10233 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W137 S73 E35 FOP=[YR=2003] S2 E7 N8 W7 S6 $ N6 E7 S8 E14 S8 E26 N8 E14 FOP=[YR=2003] E7 N8 W7 S8 $ N8 E7 S6 E34 N73 $.

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
61	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2006	2006	3	24	1,728	
62	0510	GARAGE WD-	0	0	24	8	192.00	SF	35.00	35.00	100	2006	2006	3	40	2,688	
63	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2006	2006	3	24	1,440	
64	0940	SHEDS/PORT	0	0	20	10	200.00	SF	30.00	30.00	100	2006	2006	3	24	1,440	
65	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2006	2006	3	24	720	
66	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2006	2006	3	24	960	
67	0350	CARPORT WD	0	0	32	10	320.00	SF	13.00	13.00	100	2006	2006	3	24	998	
68	0350	CARPORT WD	0	0	30	10	300.00	SF	13.00	13.00	100	2006	2006	3	24	936	
69	0812	CONCRETE C	0	0	0	0	5,816.00	SF	4.00	4.00	100	2006	2006	3	86	20,007	
70	0812	CONCRETE C	0	0	0	0	1,360.00	SF	4.00	4.00	100	2006	2006	3	86	4,678	

TOTAL OB/XF 35,595

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

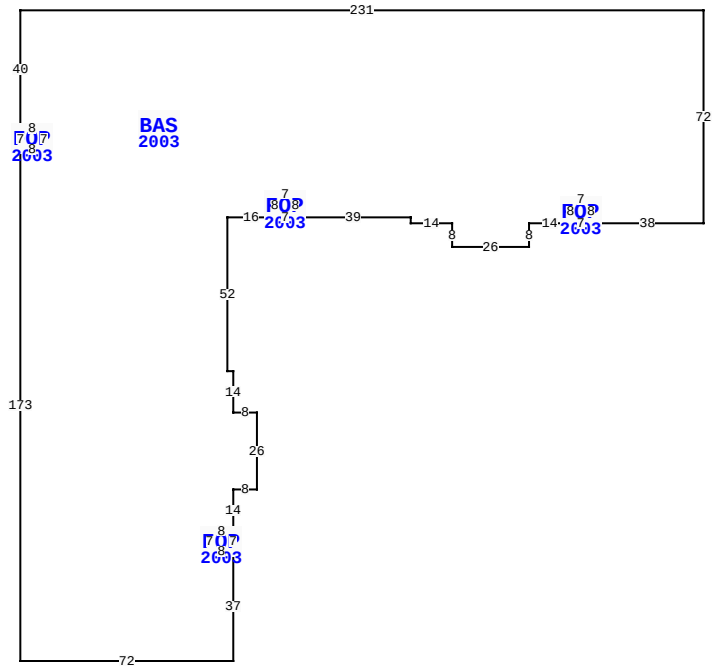
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		84 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		47 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	27,256	100	2003	27,256	4,869,014
FOP	56	30	2003	17	3,037
FOP	56	30	2003	17	3,037
FOP	56	30	2003	17	3,037
FOP	56	30	2003	17	3,037
TOTALS	27,480			27,324	4,881,162

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	27,324	111.9195	218.52	5,970,840	2003	2003	0	0	0	18.25	81.75

8 SCHOOL – 0% - 0 Heated Area: 27256 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W231 S40 FOP=[YR=2003] S7 E8 N7 W8 $ E8 S7 W8 S173 E72 N37 FOP=[YR=2003] W8 N7 E8 S7 $ W8 N7 E8 N14 E8 N26 W8 N14 W2 N52 E16 FOP=[YR=2003] E7 N8 W7 S8 $ N8 E7 S8 E39 S2 E14 S8 E26 N8 E14 FOP=[YR=2003] E7 N8 W7 S8 $ N8 E7 S8 E38 N72 $.

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
71	0810	CONCRETE A	0	0	0	0	780.00	SF	6.50	6.50	100	2006	2006	3	86	4,360	
72	0424	CL FNC 6'	0	0	0	0	940.00	LF	20.00	20.00	100	2006	2006	3	66	12,408	
73	0425	CL FNC 8'	0	0	0	0	95.00	LF	10.65	10.65	100	2006	2006	3	66	668	
74	0426	CL FNC 12'	0	0	0	0	280.00	LF	15.60	15.60	100	2006	2006	3	66	2,883	
75	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2006	2006	3	66	462	
76	0940	SHEDS/PORT	0	0	12	10	120.00	SF	30.00	30.00	100	2006	2006	3	24	864	
77	0350	CARPORT WD	0	0	31	10	310.00	SF	13.00	13.00	100	2006	2006	3	24	967	
78	0350	CARPORT WD	0	0	31	10	310.00	SF	13.00	13.00	100	2006	2006	3	24	967	
79	0812	CONCRETE C	0	0	0	0	2,617.00	SF	4.00	4.00	100	2006	2006	3	86	9,002	
80	0811	CONCRETE B	0	0	0	0	806.00	SF	5.20	5.20	100	2006	2006	3	86	3,604	

TOTAL OB/XF 36,185

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

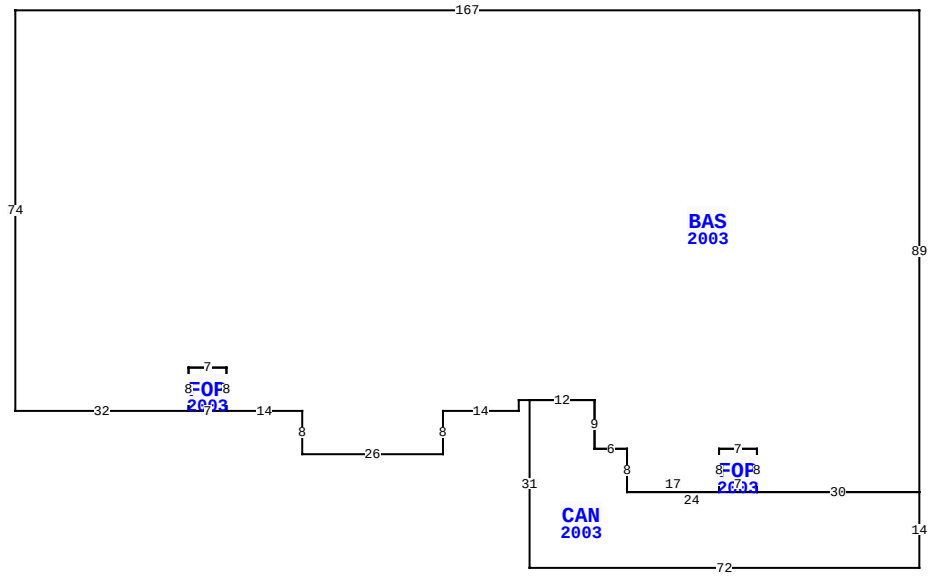
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	04	REIN CONC 100
Story Height		14 100
RMS		29 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	13,278	100	2003	13,278	2,398,903
CAN	1,260	30	2003	378	68,292
FOP	56	30	2003	17	3,071
FOP	56	30	2003	17	3,071
TOTALS	14,650			13,690	2,473,338

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	13,690	113.1900	221.00	3,025,490	2003	2003	0	0	0	18.25	81.75

9 SCHOOL – 0% - 0 Heated Area: 13278 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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
81	0810	CONCRETE A	0	0	0	0	400.00	SF	6.50	6.50	100	2006	2006	3	86	2,236	
82	0424	CL FNC 6'	0	0	0	0	560.00	LF	20.00	20.00	100	2006	2006	3	66	7,392	
83	0425	CL FNC 8'	0	0	0	0	140.00	LF	10.65	10.65	100	2006	2006	3	66	984	
84	0427	CL FNC 10'	0	0	0	0	196.00	LF	13.51	13.51	100	2006	2006	3	66	1,748	
85	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	2006	2006	3	66	462	
86	0966	FIRE SPRNK	0	0	0	0	167,401.00	SF	3.00	3.00	100	2006	2006	3	86	431,895	
87	0967	SPORTS FLR	0	0	0	0	10,940.00	SF	5.75	5.75	100	2006	2006	3	24	15,097	
88	2425	RUBBER	0	0	0	0	3,684.00	UT	5.60	5.60	100	2006	2006	3	86	17,742	
89	0418	EXHST FAN	0	0	0	0	3.00	UT	400.00	400.00	100	2006	2006	3	24	288	
90	0418	EXHST FAN	0	0	0	0	4.00	UT	400.00	400.00	100	2006	2006	3	24	384	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W167 S74 E32 FOP=[YR=2003] E7 N8 W7 S8 $ N8 E7 S8 E14 S8 E26 N8 E14 N2 E2 CAN=[YR=2003] S31 E72 N14 W30 FOP=[YR=2003] N8 W7 S8 E7 $ W24 N8 W6 N9 W12 $ E12 S9 E6 S8 E17 N8 E7 S8 E30 N89 $.

LAND DESCRIPTION

TOTAL OB/XF 478,228

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

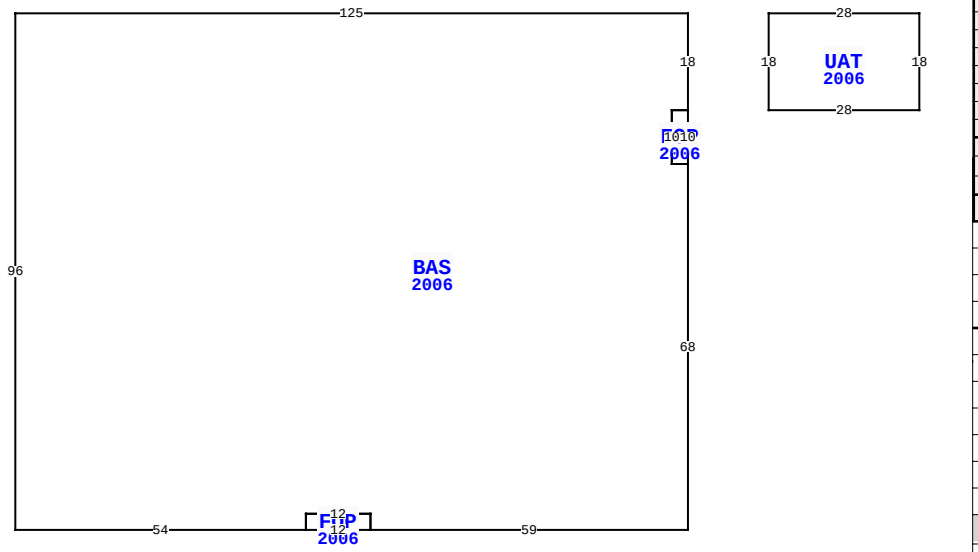
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		26 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,934	100	2006	11,934	2,261,664
CAN	2,625	30	2006	788	149,337
FOP	30	30	2006	9	1,706
FOP	36	30	2006	11	2,085
UAT	504	10	2006	50	9,476
TOTALS	15,129			12,792	2,424,267

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	12,792	108.8133	212.46	2,717,788	2006	2006	0	0	0	10.80	89.20

10 SCHOOL – 0% - 0 Heated Area: 11984 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W125S96E54FOP=[YR=2006] E12
N3W12S3$N3E12S3E59N68FOP=[YR=2006]
N10W3S10E3$W3N10E3N18$CAN=[YR=2006] 2625$
PTR=E15UAT=[YR=2006] S18E28N18 W28$ W15$.

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
91	6001	ROLLUP DR	0	0	0	0	5.00	UT	400.00	400.00	100	2006	2006	3	24	480	
92	0424	CL FNC 6'	0	0	0	0	131.00	LF	20.00	20.00	100	2006	2006	3	66	1,729	
93	0463	FENCE GATE	0	0	0	0	8.00	UT	300.00	300.00	100	2006	2006	3	66	1,584	
94	0424	CL FNC 6'	0	0	0	0	706.00	LF	20.00	20.00	100	2006	2006	3	66	9,319	
95	0425	CL FNC 8'	0	0	0	0	114.00	LF	10.65	10.65	100	2006	2006	3	66	801	
96	0425	CL FNC 8'	0	0	0	0	148.00	LF	10.65	10.65	100	2006	2006	3	66	1,040	
97	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2006	2006	3	66	396	
98	0350	CARPORT WD	0	0	25	10	250.00	SF	13.00	13.00	100	2006	2006	3	24	780	
99	0350	CARPORT WD	0	0	25	10	250.00	SF	13.00	13.00	100	2006	2006	3	24	780	
100	0812	CONCRETE C	0	0	0	0	3,253.00	SF	4.00	4.00	100	2006	2006	3	86	11,190	

TOTAL OB/XF 28,099

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

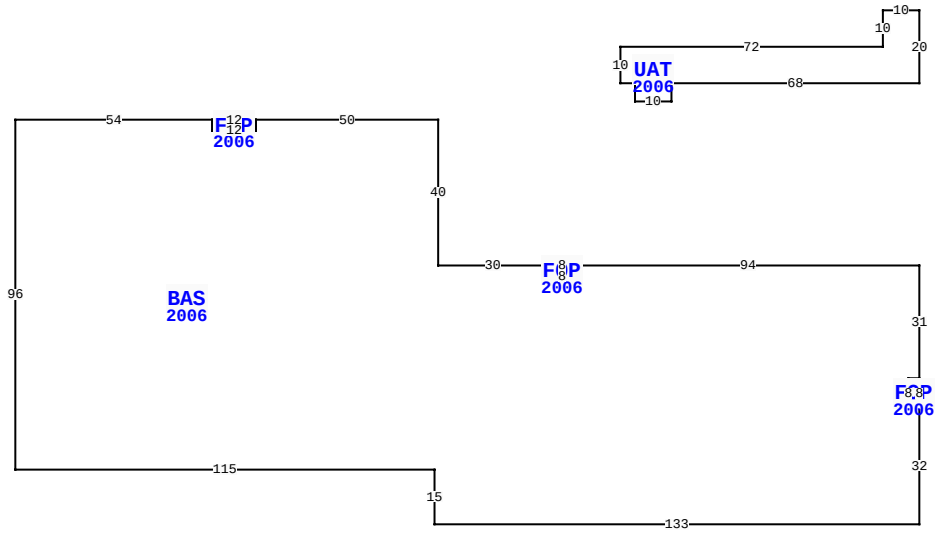
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		38 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		22 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	20,439	100	2006	20,439	3,754,796
CAN	2,625	30	2006	788	144,762
FOP	24	30	2006	7	1,286
FOP	24	30	2006	7	1,286
FOP	36	30	2006	11	2,020
UAT	970	10	2006	97	17,819
TOTALS	24,118			21,349	3,921,970

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	21,349	105.4823	205.95	4,396,827	2006	2006	0	0	0	10.80	89.20

11 SCHOOL – 0% - 0 Heated Area: 20536 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

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
101	2520	FIELD LGHT	0	0	0	0	6.00	UT	22,500.00	22,500.00	100	2006	2006	3	24	32,400	
102	2520	FIELD LGHT	0	0	0	0	6.00	UT	22,500.00	22,500.00	100	2006	2006	3	24	32,400	
103	2520	FIELD LGHT	0	0	0	0	2.00	UT	22,500.00	22,500.00	100	2006	2006	3	24	10,800	
104	2525	PRESSBOX	0	0	24	8	192.00	UT	40.00	40.00	100	2006	2006	3	24	1,843	
105	2523	BLEACHR MT	0	0	125	30	3,750.00	UT	26.00	26.00	100	2006	2006	3	24	23,400	
106	2523	BLEACHR MT	0	0	130	35	4,550.00	UT	26.00	26.00	100	2006	2006	3	24	28,392	
107	2523	BLEACHR MT	0	0	34	20	680.00	UT	26.00	26.00	100	2006	2006	3	24	4,243	
108	2523	BLEACHR MT	0	0	20	20	400.00	UT	26.00	26.00	100	2006	2006	3	24	2,496	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W94FOP=[YR=2006] W8S3E8N3$S3
W8N3W30N40W50FOP=[YR=2006] W12S3E12
N3$S3W12N3W54S96E115S15E133N32 FOP=[YR=2006]
N8W3S8E3$W3N8E3N31$ CAN=[YR=2006] 2625$PTR=N50 UAT=[YR=2006]
N20W10S10W72 S10E4S5E10N5E68$ S50$.

LAND DESCRIPTION

TOTAL OB/XF 135,974

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

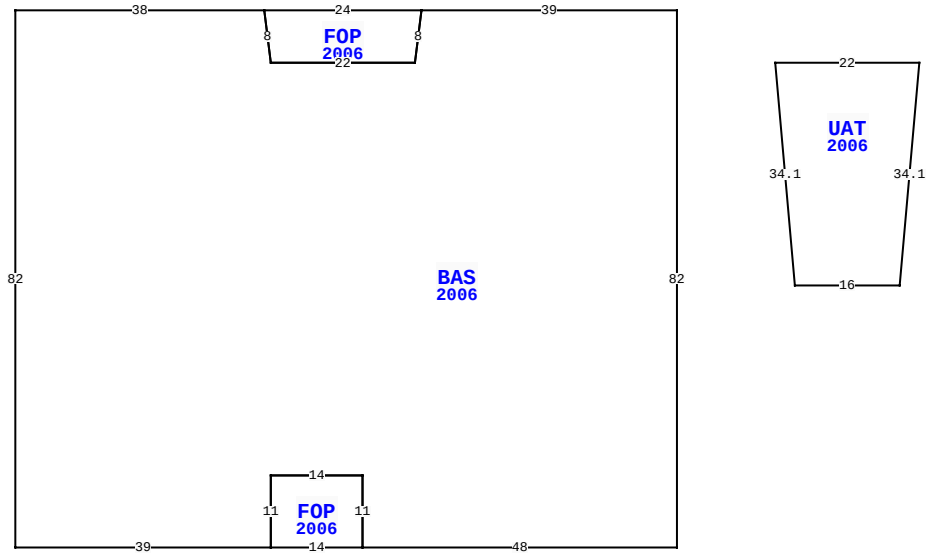
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,944	100	2006	7,944	1,626,318
CAN	1,200	30	2006	360	73,701
FOP	154	30	2006	46	9,417
FOP	184	30	2006	55	11,260
UAT	646	10	2006	65	13,307
TOTALS	10,128			8,470	1,734,003

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	8,470	117.5467	229.51	1,943,950	2006	2006	0	0	0	10.80	89.20

12 SCHOOL – 0% - 0 Heated Area: 8009 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W39FOP=[YR=2006] W24 D8 R1 E22 R1 U8 $ D8 L1 W22 L1 U8 W38 S82E39FOP=[YR=2006] E14N11W14S11$N11 E14S11E48N82$CAN=[YR=2006] 1200$ PTR=E15S8 UAT=[YR=2006] D34 R3 E16 R3 U34 W22$N8W15$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	25	MOD METAL 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 60
Interior Wall	05	DRYWALL 40
Interior Floo	12	HARDWOOD 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		92 100
Frame	03	MASONRY 100
Story Height		21 100
RMS		17 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

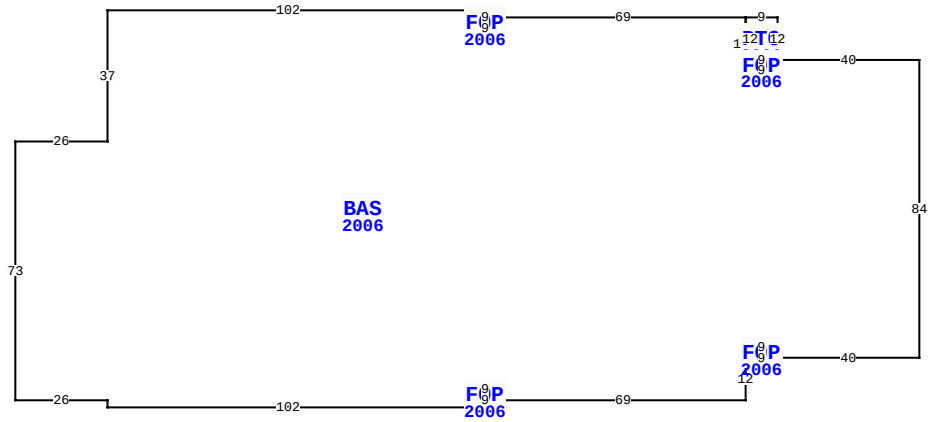
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	25,754	100	2006	25,754	6,878,487
CAN	7,100	30	2006	2,130	486,184
FOP	27	30	2006	8	1,826
FOP	27	30	2006	8	1,826
FOP	27	30	2006	8	1,826
FOP	27	30	2006	8	1,826
PTO	108	5	2006	5	1,141
TOTALS	33,070			27,921	6,373,116

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	27,921	128.4681	250.83	7,003,424	2006	2006	0	0	0	9.00	91.00

13 SCHOOL – 0% - 0 Heated Area: 25754 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
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ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W40PTO=[YR=2006] N12W9S12E9$ FOP=[YR=2006] W9S3E9N3$S3W9N15W69 FOP=[YR=2006] W9S3E9N3$S3W9N5W102S37 W26S73E26S2E102 N2FOP=[YR=2006] E9N3 W9S3$N3E9S3 E69N12FOP=[YR=2006] E9N3 W9S3$N3E9S3E40N84$CAN=[YR=2006] 7100 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
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FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

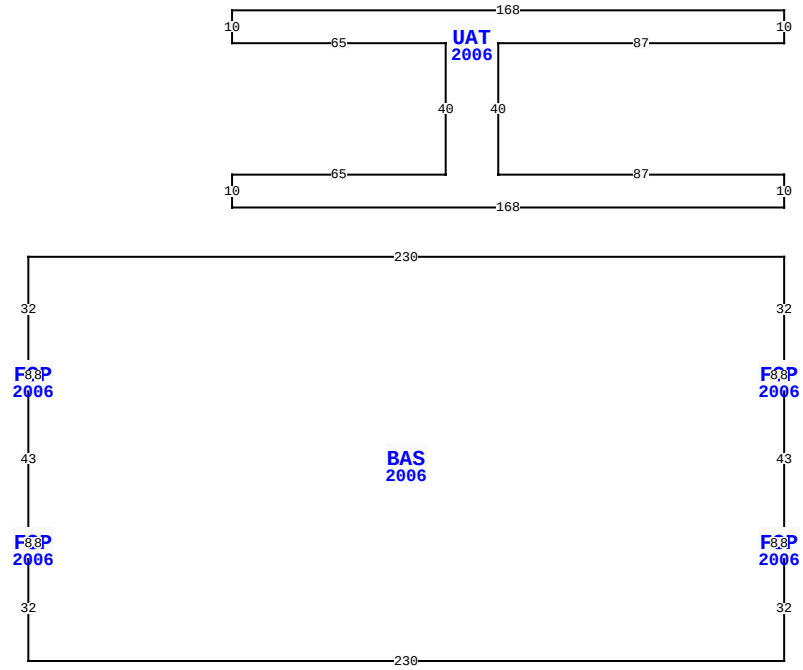
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		41 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		26 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	28,194	100	2006	28,194	5,079,102
CAN	3,000	30	2006	900	162,133
FOP	24	30	2006	7	1,261
FOP	24	30	2006	7	1,261
FOP	24	30	2006	7	1,261
FOP	24	30	2006	7	1,261
UAT	4,000	10	2006	400	72,059
TOTALS	35,290			29,522	5,318,339

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	29,522	103.4341	201.96	5,962,263	2006	2006	0	0	0	10.80	89.20

14 SCHOOL – 0% - 0 Heated Area: 28594 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W230S32FOP=[YR=2006] S8E3 N8 W3$E3S8W3S43FOP=[YR=2006] S8E3 N8W3$ E3S8W3S32E230N32 FOP=[YR=2006] N8W3 S8E3$W3N8E3N43 FOP=[YR=2006] N8W3S8 E3$W3N8E3N32$CAN=[YR=2006] 3000$PTR= N15 UAT=[YR=2006] N10W87N40E87 N10 W168S10E65S40W65S10E168$ S15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

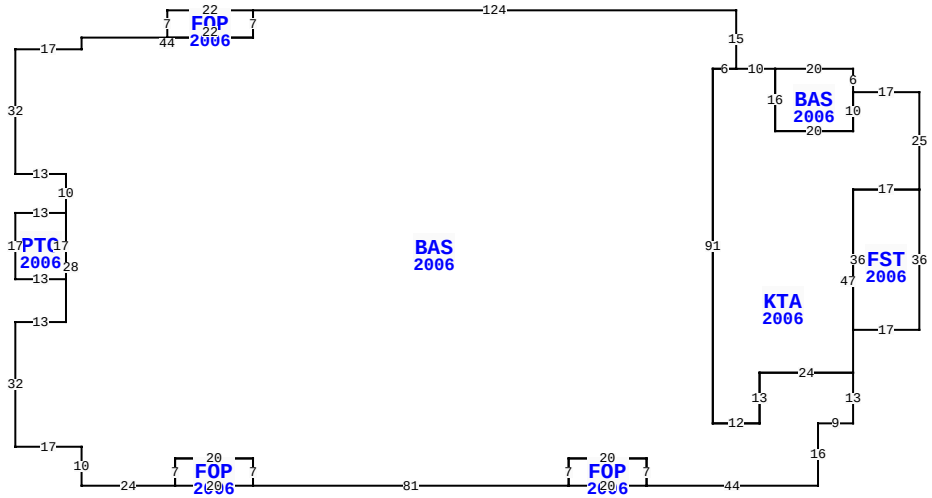
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	15	HARDTILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		69 100
Frame	03	MASONRY 100
Story Height		22 100
RMS		20 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	2006	320	67,073
BAS	21,250	100	2006	21,250	4,454,046
CAN	5,700	30	2006	1,710	358,420
FOP	140	30	2006	42	8,803
FOP	140	30	2006	42	8,803
FOP	154	30	2006	46	9,642
FST	612	50	2006	306	64,138
KTA	3,069	110	2006	3,376	707,616
PTO	221	5	2006	11	2,306
TOTALS	31,606			27,103	5,680,847

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	27,103	120.3464	234.98	6,368,663	2006	2006	0	0	0	10.80	89.20

15 SCHOOL – 0% - 0 Heated Area: 24639 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC
GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

KTA=[YR=2006] W17BAS=[YR=2006] N6W20S16E20
N10$S10W20N16W10BAS=[YR=2006] N15 W124FOP=[YR=2006]
W22S7E22N7$S7W44S3 W17S32E13S10PTO=[YR=2006] W13S17E13
N17$S28W13S32E17S10E24FOP=[YR=2006] E20
N7W20S7$N7E20S7E81FOP=[YR=2006] E20
N7W20S7$N7E20S7E44N16E9N13 W24 S13W12N91E6$W6S91E12N13E24 N47
E17FST=[YR=2006] W17S36E17N36$ N25$ CAN=[YR=2006] 5700$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

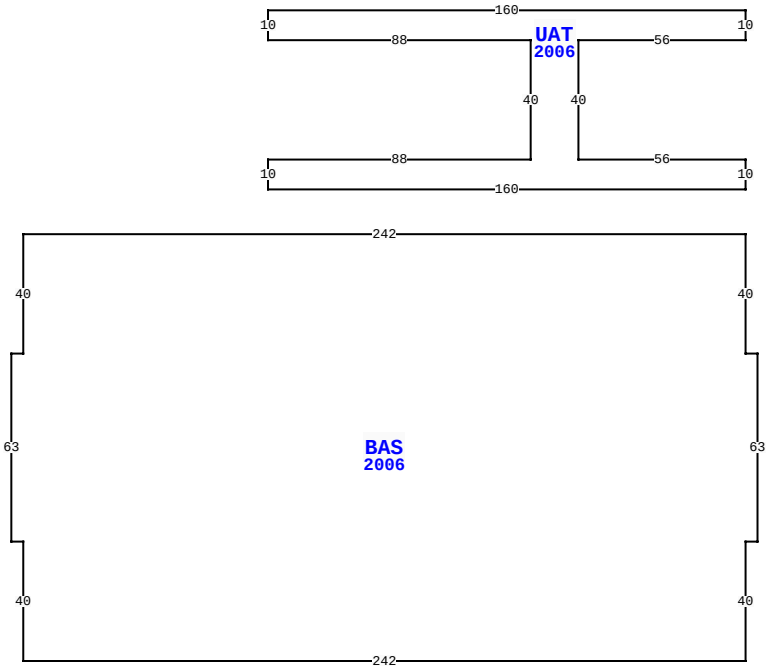
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	01	MINIMUM 30
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		83 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		38 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	35,110	100	2006	35,110	6,149,626
CAN	3,350	30	2006	1,005	176,029
UAT	3,840	10	2006	384	67,259
TOTALS	42,300			36,499	6,392,914

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	36,499	100.5666	196.36	7,166,944	2006	2006	0	0	0	10.80	89.20

16 SCHOOL – 0% - 0 Heated Area: 35494 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W242S40W4S63E4S40E242 N40E4N63W4N40$ PTR=N15
UAT=[YR=2006] N10W56N40E56N10W160S10 E88S40W88S10E160$ S15$
CAN=[YR=2006] 3350$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

BUILDING CHARACTERISTICS

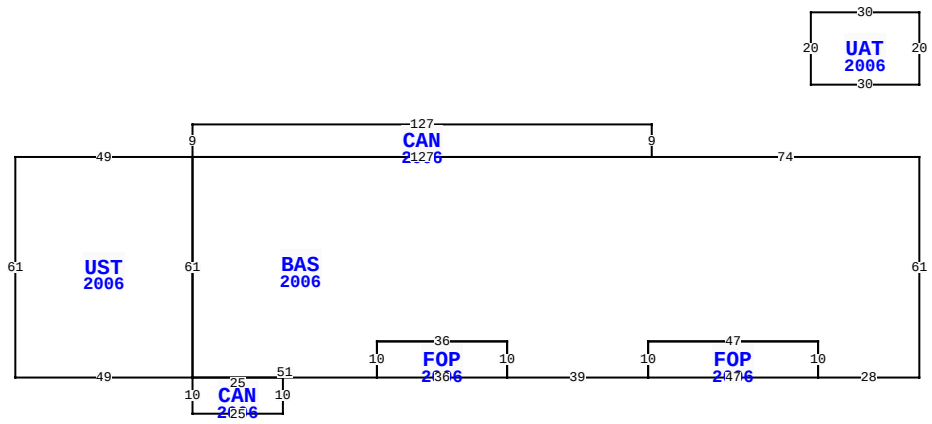
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	15	CONC BLOCK 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 90
Interior Wall	05	DRYWALL 10
Interior Floo	03	CONC FINSH 90
Interior Floo	07	CORK/VTILE 10
Ceiling	04	NONE 100
Air Condition	05	CHILL WTR 100
Heating Type	04	AIR DUCTED 100
Fixtures		21 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	11,431	100	2006	11,431	1,786,267
CAN	250	30	2006	75	11,720
CAN	1,143	30	2006	343	53,599
CAN	2,350	30	2006	705	110,167
FOP	360	30	2006	108	16,877
FOP	470	30	2006	141	22,034
UAT	600	10	2006	60	9,376
UST	2,989	40	2006	1,196	186,893
TOTALS	19,593			14,059	2,196,932

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	14,059	87.9475	171.72	2,414,211	2006	2006	0	0	0	9.00	91.00

17 SCHOOL – 0% - 0 Heated Area: 11491 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 17 of 21 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W74CAN=[YR=2006] N9W127S9
E127$W127UST=[YR=2006] W49S61E49N61$ S61CAN=[YR=2006]
S10E25N10W25$E51 FOP=[YR=2006] E36N10W36S10$N10E36S10
E39FOP=[YR=2006] E47N10W47S10$N10E47 S10E28N61$CAN=[YR=2006]
2350$ PTR= N20 UAT=[YR=2006] N20W30S20E30$ S20$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	10	STEEL FRME 100
Roof Cover	03	COMP SHNGL 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
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

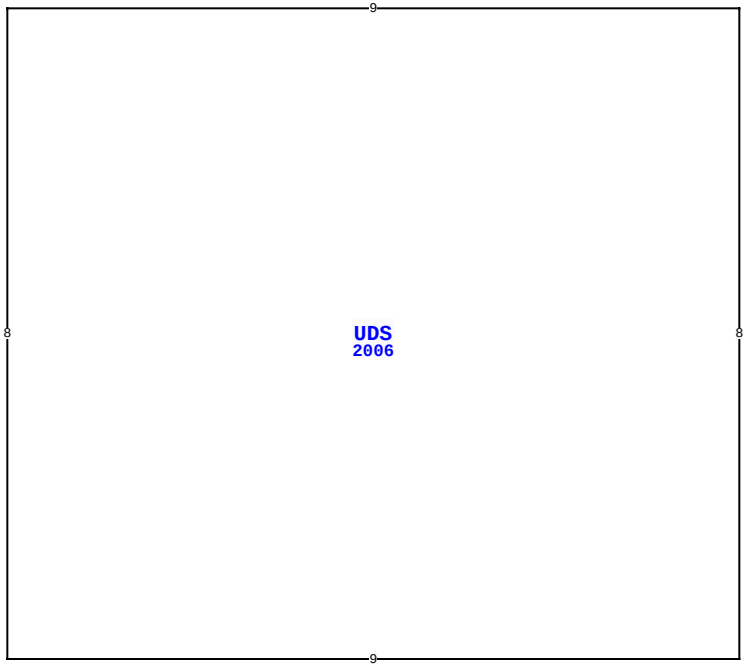
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
UDS	72	30	2006	22	2,702
TOTALS	72			22	2,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	22	69.1268	134.97	2,969	2006	2006	0	0	0	9.00	91.00

18 SCHOOL – 0% - 0 Heated Area: 0 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

85439 MINER RD, YULEE

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
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TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

UDS=[YR=2006] W9S8E9N8$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

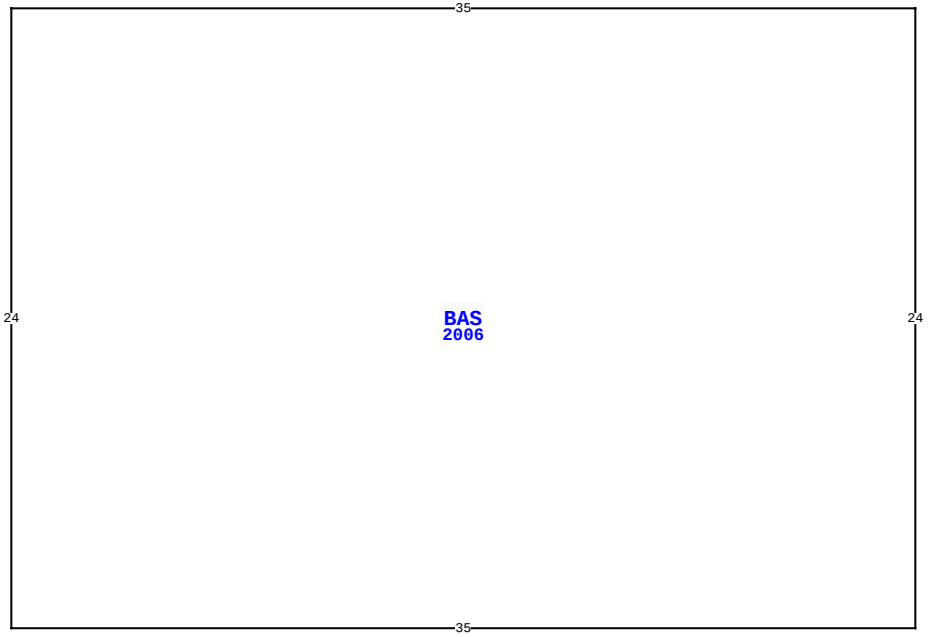
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		18 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2006	840	120,923
TOTALS	840			840	120,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	840	88.8300	173.44	145,690	1974	1990	0	0	0	17.00	83.00

19 SCHOOL – 0% - 0 Heated Area: 840 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		58,745,678
TOTAL MARKET OB/XF VALUE		2,638,843
TOTAL LAND VALUE - MARKET		7,839,550
TOTAL MARKET VALUE		69,224,071
SOH/AGL Deduction		17,820,644
ASSESSED VALUE		51,403,427
TOTAL EXEMPTION VALUE	01	51,403,427
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		69,224,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		69,361,286

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0971/0318	2/15/2001	WD	Q	V		1,200,000

GRANTOR: YPC INC

GRANTEE: NASSAU COUNTY SCHOO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W35S24E35N24$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 02/01/2024 BY KBA Total Acres: 92.23 Total Land Value: 7,839,550 Market: 0 Agricultural: 0 Common: 7,839,550 PRINTED 07/30/2025 BY SYS

IN OR 971/318
(EX OR 2659/802)
ESMT OR 1385/1387

NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

42-2N-27-0000-0001-0140

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

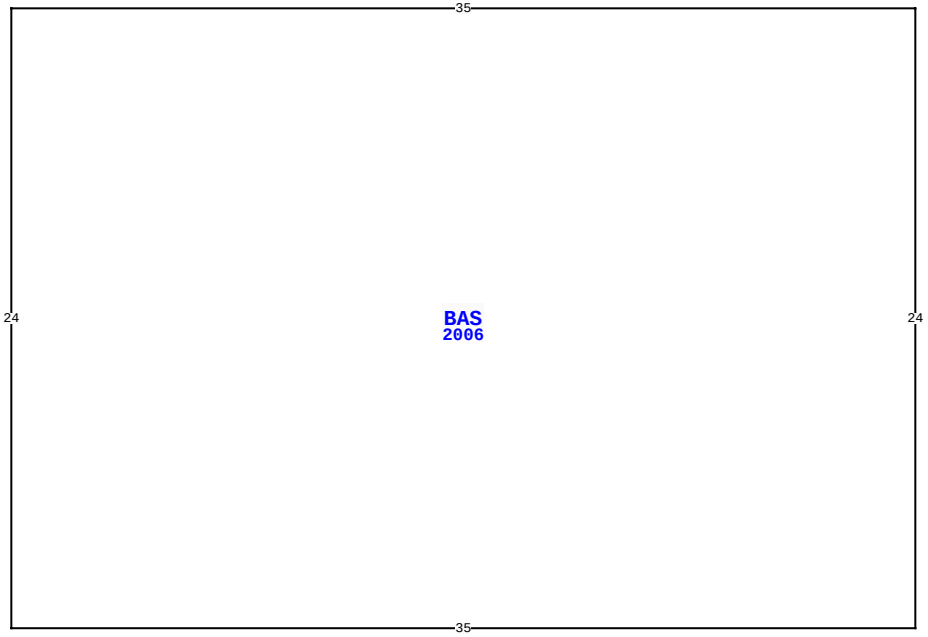
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		27 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2006	840	120,923
TOTALS	840			840	120,923

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	840	88.8300	173.44	145,690	1974	1990	0	0	0	17.00	83.00

20 SCHOOL – 0% - 0 Heated Area: 840 HX Base Yr



85439 MINER RD, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

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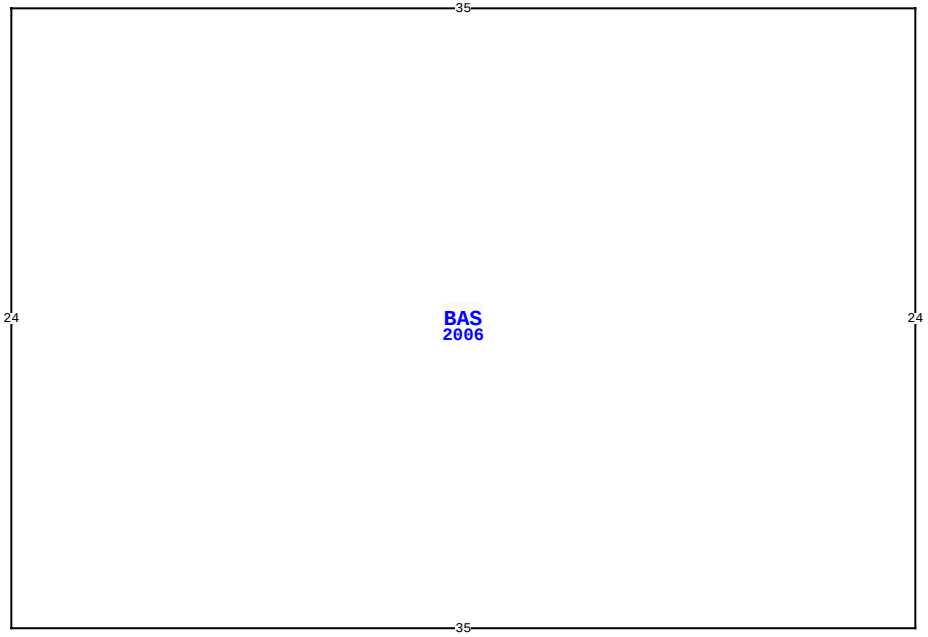

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