



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structure	09	RIDGE FRME 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floor	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	03	MASONRY 100
Story Height		10 100
RMS		8 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS

MAP NUM		MKT AREA	04
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NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	42	100	1993	42	4,640
BAS	49	100	1993	49	5,413
BAS	15,760	100	1993	15,760	741,100
CAN	1,576	30	1994	473	52,255
CAN	1,576	30	1994	473	52,255
FST	98	50	1994	49	5,413
FST	378	50	1994	189	20,880
TOTALS	19,479			17,035	881,957

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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	40	5	200.00	SF	4.00	4.00	100	1986	1986	3	47	376	
2	0351	CARPORT MT	0	0	50	60	3,000.00	SF	10.00	10.00	100	1986	1986	3	20	6,000	
3	0803	ASPHALT C	0	0	0	0	51,782.00	SF	2.00	2.00	100	1986	1986	3	50	51,782	
4	0810	CONCRETE A	0	0	32	5	160.00	SF	6.50	6.50	100	1986	1986	3	47	489	
5	0819	CONC 12"	0	0	74	5	370.00	SF	9.50	9.50	100	1986	1986	3	47	1,652	
6	0972	ST LGHT UN	0	0	0	0	7.00	UT	2,530.00	2,530.00	100	1986	1986	3	23	4,073	
7	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	1986	1986	3	23	115	
8	0400	CONC CURB	0	0	0	0	2,673.00	LF	15.00	15.00	100	1986	1986	3	58	23,255	
9	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1986	1986	3	58	44	
10	0810	CONCRETE A	0	0	69	5	345.00	SF	6.50	6.50	100	1986	1986	3	47	1,054	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	008300	C

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
7201	04	17,035	69.8535	136.39	2,323,404	1986	1986	0	0	0	19.00	81.00	
1 SCHOOL - 0% - 0													
Heated Area: 15851													
HX Base Yr													
900 GOODBREAD DR, YULEE													
BLD DATE 07/17/2017 KK LGL DATE 05/08/2025 MLU													
XF DATE INC DATE													
AG DATE													

TOTAL OB/XF													
88,840													
TOTAL OB/XF													
88,840													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 9 4
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		11,711,643	
TOTAL MARKET OB/XF VALUE		270,210	
TOTAL LAND VALUE - MARKET		1,875,100	
TOTAL MARKET VALUE		13,856,953	
SOH/AGL Deduction		135,332	
ASSESSED VALUE		13,721,621	
TOTAL EXEMPTION VALUE		01	13,721,621
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		13,856,953	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		13,836,665	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1586/0990	9/24/2008	WD	U	V	07	100	
GRANTOR: GOODBREAD CLYDE L & J							
GRANTEE: SCHOOL BOARD OF NAS							
1573/0922	6/17/2008	WD	Q	V	03	55,000	
GRANTOR: GOODBREAD CLYDE L & J							
GRANTEE: NASSAU COUNTY SCHOO							

BUILDING NOTES		

BUILDING DIMENSIONS		
CAN=[YR=1994] W8 BAS=[YR=1993] W80 CAN=[YR=1994] W8 S88 BAS=[YR=1993] W6 FST=[YR=1994] W14 S21 E20 N14 W6 N7 \$ S7 E6 N7\$ S109 E8 N197\$ S197 E80 N197\$ S197 E8 N88 FST=[YR=1994] E7 N14 BAS=[YR=1993] N7 W7 S7 E7\$ W7 S14\$ N109\$.		

**NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

50-3N-27-0000-0001-0030

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	FNC		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		15	CONC BLOCK 80							7201	04	9,108	73.7352	143.97	1,311,279	1986	1986	0	0	0	19.00	81.00	VALUATION BY		STANDARD														
Exterior Wall		17	CB STUCCO 20							2 SCHOOL - 0% - 0										Heated Area: 7795					HX Base Yr					Tax Group: 4		Tax Dist:							
Roof Structur		09	RIDGE FRME 100																																				

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REVIEW DATE	02/01/2024	BY	KBA	Total Acres:	22.06	Total Land Value:	1,875,100	Market:	0	Agricultural:	0	Common:	1,875,100	PRINTED 07/30/2025 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 5 of 9																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	15	CONC BLOCK 80								7201	04	8,936	77.4220	151.17	1,350,855	1986	1986	0	0	0	19.00	81.00	VALUATION BY																										
Exterior Wall	17	CB STUCCO 20								5 SCHOOL - 0% - 0										Heated Area: 8480										HX Base Yr										STANDARD									
Roof Structur	09	RIDGE FRME 100																												Tax Group: 4								Tax Dist:											
Roof Cover	02	ROLL COMP 100																												BUILDING MARKET VALUE								11,711,643											
Interior Wall	01	MINIMUM 100																												TOTAL MARKET OB/XF VALUE								270,210											
Interior Floo	14	CARPET 70																												TOTAL LAND VALUE - MARKET								1,875,100											
Interior Floo	07	CORK/VTILE 30																												TOTAL MARKET VALUE								13,856,953											
Ceiling	01	FIN.SUSPD 100																												SOH/AGL Deduction								135,332											
Air Condition	03	CENTRAL 100																												ASSESSED VALUE								13,721,621											
Heating Type	04	AIR DUCTED 100																												TOTAL EXEMPTION VALUE								01 13,721,621											
Fixtures	04	7 100																												BASE TAXABLE VALUE								0											
Frame	03	MASONRY 100																												TOTAL JUST VALUE								13,856,953											
Story Height		11 100																												NCON VALUE								0											
RMS		8 100																												INCOME VALUE																			
Stories	1.	1. 100																												PREVIOUS YEAR MKT VALUE								13,836,665											
Units		0 100																																															
BUD8 Adjustme	04	DIST 01 100																																															
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Quality	03	Quality Level 03																																															
DOR CODE	8300PUBLIC 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	8,480	100	1993	8,480	1,038,357																																												
CAN	1,520	30	1994	456	55,837																																												
TOTALS 10,000										8,936										1,094,193																													
EXTRA FEATURES										900 GOODBREAD DR, YULEE										BLD DATE 07/17/2017 KK										LGL DATE										05/08/2025 MLU									
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	0810	CONCRETE A	0	0	20	3	60.00	SF	6.50	6.50	100	1986	1986	3	47	183																																	
42	0810	CONCRETE A	0	0	0	0	424.00	SF	6.50	6.50	100	1986	1986	3	47	1,295																																	
43	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2000	2000	3	20	300																																	
44	0810	CONCRETE A	0	0	29	5	145.00	SF	6.50	6.50	100	1986	1986	3	47	443																																	
45	0810	CONCRETE A	0	0	0	0	156.00	SF	6.50	6.50	100	2000	2000	3	77	781																																	
46	0462	ST/AL FNC	0	0	32	6	192.00	SF	10.00	10.00	100	1986	1986	3	20	384																																	
47	0464	FNC GT 10'	0	0	0	0	2.00	UT	437.50	437.50	100	1986	1986	3	22	193																																	
48	0810	CONCRETE A	0	0	25	6	150.00	SF	6.50	6.50	100	1986	1986	3	47	458																																	
49	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	1986	1986	3	23	104																																	
50	1123	CB 8"	0	0	49	8	392.00	SF	6.15	6.15	100	1986	1986	3	47	1,133																																	
LAND DESCRIPTION										TOTAL OB/XF										5,274																													
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																									

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