IN OR 1668/130
EX OR 1760/1402

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

2025

50-3N-27-0000-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

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

MCKENDREE DR, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		5,950
TOTAL MARKET VALUE		5,950
SOH/AGL Deduction		0
ASSESSED VALUE		5,950
TOTAL EXEMPTION VALUE	01	5,950
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		7,350

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1760/1402	1/27/2011	WD	U	I	11	100
GRANTOR: NASSAU COUNTY SCHOOL						
GRANTEE: NASSAU COUNTY						
1668/0130	3/11/2010	WD	U	V	11	100
GRANTOR: YULEE UNITED METHODIS						
GRANTEE: NASSAU COUNTY SCHOO						

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

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
1	008300	C	SCHOOL	0		OR	35.00	113.00	0.07	AC		1.00	1.00	1.00	85,000.00	85,000.00	5,950							

REVIEW DATE 05/09/2025 BY KWA Total Acres: 0.07 Total Land Value: 5,950 Market: 0 Agricultural: 0 Common: 5,950 PRINTED 07/30/2025 BY SYS