

NASSAU COUNTY SCHOOL BOARD
(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

50-3N-27-4720-0002-0000

[illegible]

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 10									
Exterior Wall										7201 04 9,088 98.5446 192.41 1,748,622 1950 1950 0 0 47.00 53.00										VALUATION BY									
Roof Structur										5 SCHOOL - 0% - 0										STANDARD									
Roof Cover										Heated Area: 9058										Tax Group: 4									
Interior Wall										HX Base Yr										Tax Dist:									
Interior Floo																				BUILDING MARKET VALUE									
Ceiling																				TOTAL MARKET OB/XF VALUE									
Air Condition																				TOTAL LAND VALUE - MARKET									
Heating Type																				TOTAL MARKET VALUE									
Fixtures																				SOH/AGL Deduction									
Frame																				ASSESSED VALUE									
Story Height																				TOTAL EXEMPTION VALUE									
RMS																				BASE TAXABLE VALUE									
Stories																				TOTAL JUST VALUE									
Units																				NCON VALUE									
BUD8 Adjustme																				INCOME VALUE									
Occupancy																				PREVIOUS YEAR MKT VALUE									
Quality																													
DOR CODE																													
MAP NUM																													
NEIGHBORHOOD/LOC																													
AREA TYPE																													
TOTAL GROSS AREA																													
PCT OF BASE																													
YEAR																													
TOT ADJ AREA																													
SUBAREA MARKET VALUE																													
BAS																													
CAN																													
CAN																													
STP																													
TOTALS																													
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																													
21 0463 FENCE GATE																													
22 0810 CONCRETE A																													
23 0467 FNC GT 25'																													
24 0424 CL FNC 6'																													
25 0810 CONCRETE A																													
26 0424 CL FNC 6'																													
27 0463 FENCE GATE																													
28 0812 CONCRETE C																													
29 0810 CONCRETE A																													
30 0430 CL FNC 6B																													
LAND DESCRIPTION																													
TOTAL OB/XF																													
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																													
REVIEW DATE																													
01/06/2023																													
BY																													
HSA																													
Total Acres: 12.06																													
Total Land Value: 1,389,180																													
Market: 0																													
Agricultural: 0																													
Common: 1,389,180																													
PRINTED 07/30/2025 BY SYS																													

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 10									
Exterior Wall 19 COMMON BRK 100										7201 04 6,500 108.4892 211.83 1,376,895 1950 1961 0 0 0 41.50 58.50										VALUATION BY STANDARD									
Roof Structure 03 GABLE/HIP 100										6 SCHOOL - 0% - 0 Heated Area: 6089 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 7,391,631									
Interior Wall 03 PLASTER 100																				TOTAL MARKET OB/XF VALUE 123,950									
Interior Floor 07 CORK/VTILE 100																				TOTAL LAND VALUE - MARKET 1,389,180									
Ceiling 01 FIN.SUSPD 100																				TOTAL MARKET VALUE 8,904,761									
Air Condition 01 NONE 100																				SOH/AGL Deduction 1,712,278									
Heating Type 03 FORCED AIR 100										ASSESSED VALUE 7,192,483																			
Fixtures 9 100										TOTAL EXEMPTION VALUE 01 7,192,483																			
Frame 03 MASONRY 100										BASE TAXABLE VALUE 0																			
Story Height 14 100										TOTAL JUST VALUE 8,904,761																			
RMS 12 100										NCON VALUE 0																			
Stories 1. 100										INCOME VALUE																			
Units 0 100										PREVIOUS YEAR MKT VALUE 8,553,771																			
BUD8 Adjustme 04 DIST 01 100																													
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 5,739 100 1993 5,739 711,180																													
BAS 350 100 2000 350 43,372																													
CAN 18 30 1993 5 620																													
CAN 1,353 30 1993 406 50,312																													
TOTALS 7,460 6,500 805,484																													
EXTRA FEATURES 850935 US HWY 17, YULEE																													
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																													
31 0463 FENCE GATE 0 0 0 0 1.00 UT 300.00 300.00 100 1997 1997 3 39 117																													
32 0430 CL FNC 6B 0 0 0 0 47.00 LF 9.70 9.70 100 1997 1997 3 39 178																													
33 0463 FENCE GATE 0 0 0 0 1.00 UT 300.00 300.00 100 1997 1997 3 39 117																													
34 0812 CONCRETE C 0 0 0 0 1,502.00 SF 4.00 4.00 100 1992 1992 3 62 3,725																													
35 0418 EXHST FAN 0 0 0 0 2.00 UT 400.00 400.00 100 1992 1992 3 20 160																													
36 0812 CONCRETE C 0 0 0 0 6,744.00 SF 4.00 4.00 100 1992 1992 3 62 16,725																													
37 0424 CL FNC 6' 0 0 0 0 59.00 LF 20.00 20.00 100 1992 1992 3 28 330																													
38 0423 CL FNC 5' 0 0 0 0 242.00 LF 6.85 6.85 100 1992 1992 3 28 464																													
39 0463 FENCE GATE 0 0 0 0 3.00 UT 300.00 300.00 100 1992 1992 3 28 252																													
40 0971 ST LGHT OV 0 0 0 0 1.00 UT 1,555.00 1,555.00 100 1992 1992 3 29 451																													
LAND DESCRIPTION TOTAL OB/XF 22,519																													
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 01/06/2023 BY HSA Total Acres: 12.06 Total Land Value: 1,389,180 Market: 0 Agricultural: 0 Common: 1,389,180 PRINTED 07/30/2025 BY SYS																													

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