LOT S1/2 OF 5 & PARCEL 15
& PT OF R/W
IN SEC 50 3N 27 R359427

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

2025

50-3N-27-4720-0005-0010

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

554 KOEN LN, 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		127,500
TOTAL MARKET VALUE		127,500
SOH/AGL Deduction		94,500
ASSESSED VALUE		33,000
TOTAL EXEMPTION VALUE	01	33,000
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		127,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		30,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0876/1874	4/01/1999	WD	Q	I		40,000
GRANTOR: HANEY JOYCE WILLAMENA						
GRANTEE: NASSAU COUNTY SCHOO						
0856/1424	11/24/1998	QC	Q	I	01	100
GRANTOR: HANEY DAVID E						
GRANTEE: HANEY JOYCE W						

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	313.00	209.00	1.50	AC		1.00	1.00	1.00	85,000.00	85,000.00	127,500							

REVIEW DATE 01/16/2024 BY KBA Total Acres: 1.50 Total Land Value: 127,500 Market: 0 Agricultural: 0 Common: 127,500 PRINTED 07/30/2025 BY SYS