



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 90			
Interior Wall	01	MINIMUM 10			
Interior Floo	07	CORK/VTILE 90			
Interior Floo	14	CARPET 10			
Ceiling	02	F.NOT SUS 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		7 100			
Frame	03	MASONRY 100			
Story Height		10 100			
RMS		11 100			
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
NEIGHBORHOOD/LOC	4053.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,662	100	1993	3,662	464,903
CAN	76	30	1994	23	2,920
CAN	180	30	1994	54	6,856
UST	912	40	1993	365	46,338
TOTALS	4,830			4,104	521,016

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7201	04	4,104	88.1628	172.14	706,463	1973	1973	0	0	26.25	73.75
1 SCHOOL - 0% - 0											
Heated Area: 3662 HX Base Yr											
BLD DATE 06/29/2017 KK LGL DATE 06/21/2024 TD											
XF DATE INC DATE											

NASSAU COUNTY PROPERTY					PAGE 1 of 15		4
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 4				Tax Dist:			
BUILDING MARKET VALUE				17,427,641			
TOTAL MARKET OB/XF VALUE				312,216			
TOTAL LAND VALUE - MARKET				2,400,000			
TOTAL MARKET VALUE				20,139,857			
SOH/AGL Deduction				63,582			
ASSESSED VALUE				20,076,275			
TOTAL EXEMPTION VALUE				01	20,076,275		
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				20,139,857			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				20,321,670			

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0424	CL FNC 6'	0	0	0	0	130.00	LF	20.00	20.00	100
2	0424	CL FNC 6'	0	0	0	0	697.00	LF	20.00	20.00	100
3	0803	ASPHALT C	0	0	0	0	19,307.00	SF	2.00	2.00	100
4	0812	CONCRETE C	0	0	0	0	3,018.00	SF	4.00	4.00	100
5	0400	CONC CURB	0	0	0	0	166.00	LF	15.00	15.00	100
6	0463	FENCE GATE	0	0	0	0	7.00	UT	300.00	300.00	100
7	1127	BRICK 8"	0	0	0	0	294.00	SF	11.00	11.00	100
8	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100
9	0422	CL FNC 4'	0	0	0	0	170.00	LF	15.00	15.00	100
10	0811	CONCRETE B	0	0	0	0	745.00	SF	5.20	5.20	100

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	008300	C	SCHOOL	0		GPU			16.00	AC	1.00
TOTAL OB/XF 43,587											
UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		
150,000.00	150,000.00	2,400,000									

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

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

7201049,27597.7650190.891,770,5051996199600018.7581.25

Exterior Wall

15

CONC BLOCK 50

Exterior Wall

19

COMMON BRK 50

Roof Structur

09

RIDGE FRME 100

Roof Cover

04

BUILT-UP 100

Interior Wall

01

MINIMUM 100

Interior Floo

07

CORK/VTILE 100

Ceiling

01

FIN.SUSPD 100

Air Condition

03

CENTRAL 100

Heating Type

04

AIR DUCTED 100

Fixtures

20

100

Frame

03

MASONRY 100

Story Height

14 100

RMS

28 100

Stories

1.

1. 100

Units

0 100

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

8,916

100

1998

8,916

1,382,855

CAN

82

30

1998

25

3,877

CAN

15

30

1999

4

621

CAN

15

30

1999

4

621

CAN

24

30

1999

7

1,086

FDC

798

40

1999

319

49,476

TOTALS

9,850

9,275

1,438,535

EXTRA FEATURES

86207 FELMOR RD, 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

11

0972

ST LGHT UN

0

0

0

0

1.00

UT

2,530.00

2,530.00

100

1997

1997

3

40

1,012

12

0975

ST LT/ARM

0

0

0

0

3.00

UT

500.00

500.00

100

1997

1997

3

40

600

13

0402

CONC BUMPE

0

0

0

0

9.00

UT

25.00

25.00

100

1997

1997

3

79

178

14

4950

BOLLARD

0

0

0

0

4.00

UT

100.00

100.00

100

1997

1997

3

100

400

15

0424

CL FNC 6'

0

0

0

0

410.00

LF

20.00

20.00

100

1997

1997

3

39

3,198

16

0424

CL FNC 6'

0

0

0

0

186.00

LF

20.00

20.00

100

1997

1997

3

39

1,451

17

0940

SHEDS/PORT

0

0

12

12

144.00

SF

30.00

30.00

100

1971

1971

3

20

864

18

0940

SHEDS/PORT

0

0

12

12

144.00

SF

30.00

30.00

100

1997

1997

3

20

864

19

0803

ASPHALT C

0

0

0

0

8,912.00

SF

2.00

2.00

100

1997

1997

3

50

8,912

20

4950

BOLLARD

0

0

0

0

14.00

UT

100.00

100.00

20

1997

1997

3

20

280

LAND DESCRIPTION

TOTAL OB/XF

17,759

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

04/30/2024

BY

KBA

Total Acres:

16.00

Total Land Value:

2,400,000

Market:

0

Agricultural:

0

Common:

2,400,000

PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

7201049,27597.7650190.891,770,5051996199600018.7581.25

Heated Area: 8916HX Base Yr

C⁵/N
1999

C⁵/N
1999

C⁵/N
1999

C⁴/I
1998

C⁶/N
1999

BAS
1998

FDC
1999

VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE17,427,641

TOTAL MARKET OB/XF VALUE312,216

TOTAL LAND VALUE - MARKET2,400,000

TOTAL MARKET VALUE20,139,857

SOH/AGL Deduction63,582

ASSESSED VALUE20,076,275

TOTAL EXEMPTION VALUE0120,076,275

BASE TAXABLE VALUE0

TOTAL JUST VALUE20,139,857

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE20,321,670

SALES DATA

OFF RECORD NumberDATETYPE INSTQU / I / V / RSNSALE PRICE

0169/01551/23/1950WD Q Q V 03100

GRANTOR: BARKER RICHARD D & AL

GRANTEE: BOARD OF PUBLIC INS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W14 CAN=[YR=1999] N3 W5 S3 E5\$ W27 N3 W8 S3 W22 CAN=[YR=1999] N3 W5 S3 E5\$ W19 S37 CAN=[YR=1999] W3 S8 E3 N8\$ S61 E11 S4 E8 N4 E50 S4 E10 N4 E11 N21 CAN=[YR=1998] E2 N41 W2 S41\$ N77\$ PTR= E15 FDC=[YR=1999] E19 S42 W19 N42\$ W15\$.

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

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000



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	FNCT	NORM	% COND	VALUATION SUMMARY																											
Exterior Wall	19	COMMON BRK 70								7201	04	4,648	104.9070	204.83	952,050	1971	1971	0	0	0	33.88	66.12	VALUATION BY																										
Exterior Wall	15	CONC BLOCK 30								4 SCHOOL - 0% - 0										Heated Area: 4172										HX Base Yr										STANDARD									
Roof Structure	09	RIDGE FRME 100																												Tax Group: 4										Tax Dist:									
Roof Cover	04	BUILT-UP 100																												BUILDING MARKET VALUE										17,427,641									
Interior Wall	01	MINIMUM 100																												TOTAL MARKET OB/XF VALUE										312,216									
Interior Floor	07	CORK/VTILE 100																												TOTAL LAND VALUE - MARKET										2,400,000									
Ceiling	01	FIN.SUSPD 100																												TOTAL MARKET VALUE										20,139,857									
Air Condition	05	CHILL WTR 100																												SOH/AGL Deduction										63,582									
Heating Type	03	FORCED AIR 100																												ASSESSED VALUE										20,076,275									
Fixtures	20	100																												TOTAL EXEMPTION VALUE										01 20,076,275									
Frame	03	MASONRY 100																												BASE TAXABLE VALUE										0									
Story Height		12 100																												TOTAL JUST VALUE										20,139,857									
RMS		8 100																												NCON VALUE										0									
Stories	1.	1. 100																												INCOME VALUE																			
Units		0 100																												PREVIOUS YEAR MKT VALUE										20,321,670									
BUD8 Adjustme	04	DIST 01 100																																															
Occupancy	00	NONE 100																																															
Quality	04	Quality Level 04																																															
DOR CODE	8300	PUBLIC SCHOOLS																																															
MAP NUM		MKT AREA																																															
NEIGHBORHOOD/LOC	4053.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	4,172	100	1998	4,172	565,029																																												
CAN	20	30	1998	6	813																																												
CAN	24	30	1998	7	948																																												
CAN	24	30	1998	7	948																																												
CAN	24	30	1998	7	948																																												
CAN	24	30	1998	7	948																																												
CAN	1,472	30	1998	442	59,862																																												
TOTALS	5,760			4,648	629,495																																												
EXTRA FEATURES					86207 FELMOR RD, YULEE															BLD DATE 06/29/2017					KK					LGL DATE					06/21/2024					TD									
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	0810	CONCRETE A	0	0	9	8	72.00	SF	6.50	6.50	100	1998	1998	3	73	342																																	
32	0424	CL FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	1998	1998	3	42	269																																	
33	0820	WOOD WALK	0	0	0	0	388.00	SF	11.75	11.75	100	1990	1990	3	40	1,824																																	
34	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	2010	2010	3	90	1,732																																	
35	0803	ASPHALT C	0	0	0	0	10,268.00	SF	2.00	2.00	100	1998	1998	3	50	10,268																																	
36	0810	CONCRETE A	0	0	60	9	540.00	SF	6.50	6.50	100	1998	1998	3	73	2,562																																	
37	4950	BOLLARD	0	0	0	0	15.00	UT	100.00	100.00	100	1998	1998	3	100	1,500																																	
38	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100	1998	1998	3	73	285																																	
39	0819	CONC 12"	0	0	54	17	918.00	SF	9.50	9.50	100	1998	1998	3	73	6,366																																	
40	0467	FNC GT 25'	0	0	0	0	2.00	UT	875.00	875.00	100	1998	1998	3	42	735																																	
LAND DESCRIPTION					TOTAL OB/XF															25,883																													
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																									

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

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000

[illegible]

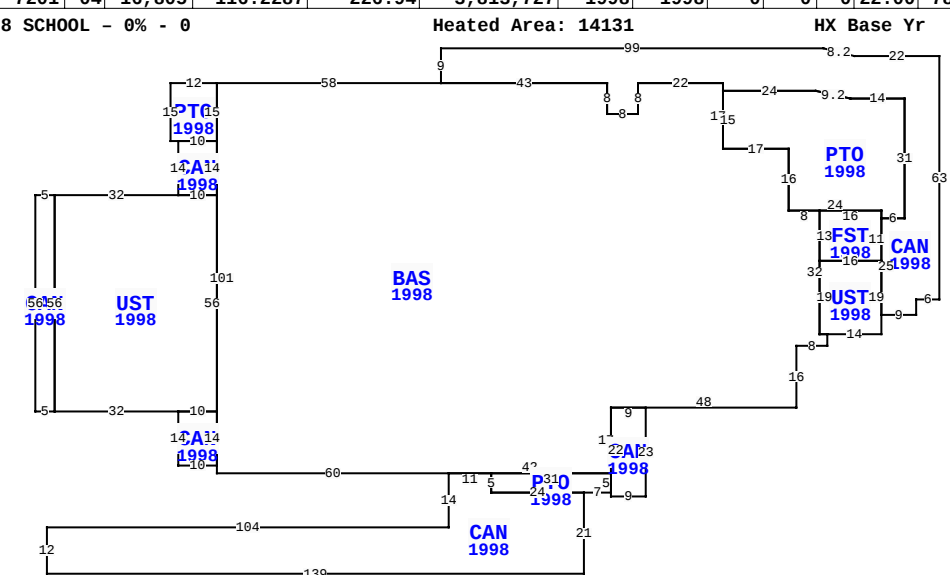
**NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000

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	FNCT		NORM	% COND	VALUATION SUMMARY																				
Exterior Wall		19	COMMON BRK 100		7201	04	16,805		116.2287		3,813,727	1998	1998	0	0	0	22.00	78.00	VALUATION BY					STANDARD															
Roof Structure		09	RIDGE FRME 100		8 SCHOOL - 0% - 0															Heated Area: 14131					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover		04	BUILT-UP 100																	BUILDING MARKET VALUE					17,427,641														
Interior Wall		01	MINIMUM 100																	TOTAL MARKET OB/XF VALUE					312,216														
Interior Floor		07	CORK/VTILE 70																	TOTAL LAND VALUE - MARKET					2,400,000														
Interior Floor		15	HARDTILE 30																	TOTAL MARKET VALUE					20,139,857														
Ceiling		02	F.NOT SUS 100																	SOH/AGL Deduction					63,582														
Air Condition		05	CHILL WTR 100																	ASSESSED VALUE					20,076,275														
Heating Type		05	HOT WATER 100																	TOTAL EXEMPTION VALUE					01					20,076,275									
Fixtures		21	100																	BASE TAXABLE VALUE					0														
Frame		03	MASONRY 100																	TOTAL JUST VALUE					20,139,857														
Story Height			22 100																	NCON VALUE					0														
RMS			21 100		INCOME VALUE																																		
Stories		1.	1. 100		PREVIOUS YEAR MKT VALUE					20,321,670																													
Units		0	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	14,131	100	1998	14,131	501,373																																		
CAN	140	30	1998	42	7,434																																		
CAN	140	30	1998	42	7,434																																		
CAN	207	30	1998	62	10,975																																		
CAN	280	30	1998	84	14,869																																		
CAN	1,970	30	1998	591	104,615																																		
CAN	2,038	30	1998	611	108,155																																		
FST	208	50	1998	104	18,410																																		
PTO	155	5	1998	8	1,416																																		
PTO	180	5	1998	9	1,593																																		
TOTALS		23,265			16,805	2,974,707																																	
EXTRA FEATURES					86207 FELMOR RD, YULEE															BLD DATE 06/29/2017 KK					LGL DATE 06/21/2024 TD														
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																							
71	0810	CONCRETE A	0	0	32	5		160.00	SF 6.50		6.50	100	1997	1997	3	72	749																						
72	0424	CL FNC 6'	0	0	0	0		975.00	LF 20.00		20.00	100	2005	2005	3	64	12,480																						
73	0463	FENCE GATE	0	0	0	0		4.00	UT 300.00		300.00	100	2005	2005	3	64	768																						
74	0803	ASPHALT C	0	0	0	0		96,897.00	SF 2.00		2.00	100	1997	1997	3	50	96,897																						
75	0424	CL FNC 6'	0	0	0	0		282.00	LF 20.00		20.00	100	1997	1997	3	39	2,200																						
76	0463	FENCE GATE	0	0	0	0		4.00	UT 300.00		300.00	100	1997	1997	3	39	468																						
77	0424	CL FNC 6'	0	0	0	0		1,256.00	LF 20.00		20.00	100	1997	1997	3	39	9,797																						
78	0430	CL FNC 6B	0	0	0	0		403.00	LF 9.70		9.70	100	1997	1997	3	39	1,525																						
79	0424	CL FNC 6'	0	0	0	0		270.00	LF 20.00		20.00	100	1997	1997	3	39	2,106																						
80	0430	CL FNC 6B	0	0	0	0		321.00	LF 9.70		9.70	100	1997	1997	3	39	1,214																						
LAND DESCRIPTION										TOTAL OB/XF										128,204																			
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														
																</																							

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

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000

[illegible]

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

2025

[illegible]

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

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000

[illegible]