

**ISLAND EDUCATION INC/
1423 JULIA ST
FERNANDINA BEACH, FL 32034**

00-00-30-0820-0007-0020

NASSAU COUNTY PROPERTY						PAGE 1 of 2	8	
VALUATION SUMMARY								
VALUATION BY						STANDARD		
Tax Group: 8			Tax Dist:					
BUILDING MARKET VALUE						927,233		
TOTAL MARKET OB/XF VALUE						30,905		
TOTAL LAND VALUE - MARKET						194,386		
TOTAL MARKET VALUE						1,152,524		
SOH/AGL Deduction						0		
ASSESSED VALUE						1,152,524		
TOTAL EXEMPTION VALUE			08				1,152,524	
BASE TAXABLE VALUE						0		
TOTAL JUST VALUE						1,152,524		
NCON VALUE						0		
INCOME VALUE								
PREVIOUS YEAR MKT VALUE						1,116,953		
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
19004408		REPAIR/RRF- ROOF		45,000		05/24/2019		
B960541		REPAIR/RRF		16,000		11/01/1996		
M951232		H/AC		0		07/01/1995		
M951969		CHNGE SRVC		0		07/01/1995		
B9501958		NEW CONSTR		111,000		05/01/1995		
SALES DATA								
OFF RECORD Number		DATE	TYPE INST	Q U	V I	RSN CD		
0889/0806		6/30/1999	WD	Q	I	06		
						SALE PRICE		
						60,000		
GRANTOR: UNIVERSITY OF GA FOUN								
GRANTEE: ISLAND EDUCATION IN								
0332/0655		3/01/1981	DG	U	I	100		
GRANTOR:								
GRANTEE:								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W15 N2 W21 S2 W15 S37 CAN=[YR=1994] W4 S22 E4 N4 E5 N14 W5 N4 \$ S4 E5 S14 W5 S51 E15 S2 E21 N2 E15 N106 \$ PTR=E15 BAS=[YR=1993] S106 E15 S2 E21 N2 E15 N106 W51\$ W15\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR	CONSRV
94,386								
Common: 194,386								
PRINTED 07/09/2026 BY SYS								

S-2 & S-3 OF LOTS 7 & 8
EX LEASED PARCEL 7-2L
IN OR 889/806

ISLAND EDUCATION INC/
1423 JULIA ST
FERNANDINA BEACH, FL 32034

2026

00-00-30-0820-0007-0020



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	07	CORK/VTILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	15	100
Frame	05	STEEL 100
Story Height		12 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality 03 Quality Level 03
DOR CODE 7200 PRIVATE SCHOOLS

MAP NUM MKT AREA 03

NEIGHBORHOOD/LOC 3016.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,733	100	1995	2,733	522,361
BAS	90	100	1996	90	17,201
BAS	117	100	1996	117	22,363
CAN	120	30	1997	36	6,881
CAN	120	30	1997	36	6,881
TOTALS	3,180			3,012	575,686

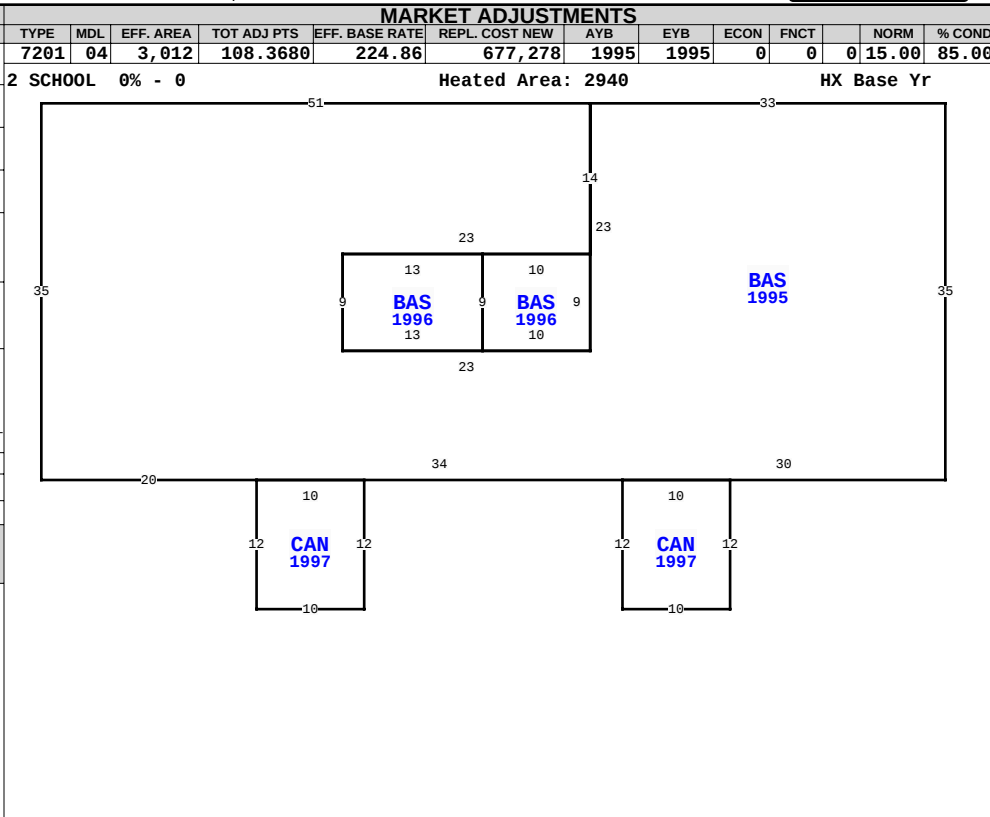
EXTRA FEATURES

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
11	0446	BOX FNC 6'	0	0	0	0		91.00	LF20.00	20.00	100	2000	2000	3	20	364
12	0444	BOX FNC 4'	0	0	0	0		30.00	LF6.50	6.50	100	2000	2000	3	20	39
13	0811	CONCRETE B	0	0	0	0		728.00	SF5.20	5.20	100	2000	2000	3	75	2,839
14	0422	CL FNC 4'	0	0	0	0		286.00	LF15.00	15.00	100	2005	2005	3	61	2,617
15	0350	CARPORT WD	0	0	16	9		144.00	SF13.00	13.00	100	2010	2010	3	35	655

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
-----	----------	-----	----------------------	-----	-----	----------	-------	-------	-------------	-----------	-----	----------	--------	---------	------------	----------------	------------	-----------------------------	------	---------	------	-----	----	--------

REVIEW DATE 01/01/2023 BY CD



1423 JULIA ST, FERNANDINA BEACH

BLD DATE	07/12/2019	KK	LGL DATE	
XF DATE	07/12/2019	KK	LAND DATE	
INC DATE			AG DATE	
04/22/2025				DC

TOTAL OB/XF 6,514

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
-----	----------	-----	----------------------	-----	-----	----------	-------	-------	-------------	-----------	-----	----------	--------	---------	------------	----------------	------------	-----------------------------	------	---------	------	-----	----	--------

Total Acres: 1.05 Total Land Value: 194,386 Market: 0 Agricultural: 0 Common: 194,386

NASSAU COUNTY PROPERTY PAGE 2 of 2 8

VALUATION SUMMARY		STANDARD
VALUATION BY	Tax Group: 8	Tax Dist:
BUILDING MARKET VALUE		927,233
TOTAL MARKET OB/XF VALUE		30,905
TOTAL LAND VALUE - MARKET		194,386
TOTAL MARKET VALUE		1,152,524
SOH/AGL Deduction		0
ASSESSED VALUE		1,152,524
TOTAL EXEMPTION VALUE	08	1,152,524
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,152,524
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,116,953

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0889/0806	6/30/1999	WD	Q	I	06
					60,000

GRANTOR: UNIVERSITY OF GA FOUN
GRANTEE: ISLAND EDUCATION IN
0332/0655 3/01/1981 DG U I 100
GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W10 BAS=[YR=1996] W13 S9 E13 N9 \$ S9 E10 N9 \$
BAS=[YR=1995] N14 W51 S35 E20 CAN=[YR=1997] S12 E10 N12 W10\$
E34 CAN=[YR=1997] S12 E10 N12 W10\$ E30 N35 W33 S23 W23 N9
E23\$.

PRINTED 07/09/2026 BY SYS