

[illegible]

BLOCK 212 LOTS 1 & 2 EX W100'
& LOT 3 EX N56' OF W100' &
LOTS 4 THRU 10 & BLOCK 234

NASSAU COUNTY SCHOOL BOARD/
(SOUTHSIDE ELEMENTARY SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0212-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structure	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floor	07	CORK/VILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	1	100
Frame	03	MASONRY 100
Story Height	11	100
RMS	7	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1010.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,406	100	1993	4,406	469,320
CAN	24	30	1993	7	746
CAN	1,768	30	1993	530	56,455
FST	56	50	1993	28	2,982
FST	56	50	1993	28	2,982
TOTALS	6,310			4,999	532,485

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
21	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00
22	0803	ASPHALT C	0	0	0	0	68,625.00	SF	2.00
23	0400	CONC CURB	0	0	0	0	674.00	LF	15.00
24	0810	CONCRETE A	0	0	0	0	250.00	SF	6.50
25	0810	CONCRETE A	0	0	0	0	174.00	SF	6.50
26	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00
27	0402	CONC BUMPE	0	0	0	0	60.00	UT	25.00
28	0424	CL FNC 6'	0	0	0	0	788.00	LF	20.00
29	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
30	0467	FNC GT 25'	0	0	0	0	1.00	UT	1,050.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
7201	04	4,999	80.9676	168.01	839,882	1966	1966	0	0	0	36.60	63.40	
3 SCHOOL 0% - 2023 Heated Area: 4406 HX Base Yr													
1112 JASMINE ST, FERNANDINA BEACH													
BLD DATE 06/29/2016 KK LGL DATE 04/10/2025 DC XF DATE INC DATE													

TOTAL OB/XF 93,660													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
21	0600	SUMMER KIT	0	0	0	0	1.00	UT	5,000.00	5,000.00	100	2013	2013
22	0803	ASPHALT C	0	0	0	0	68,625.00	SF	2.00	2.00	100	1990	1990
23	0400	CONC CURB	0	0	0	0	674.00	LF	15.00	15.00	100	1990	1990
24	0810	CONCRETE A	0	0	0	0	250.00	SF	6.50	6.50	100	1990	1990
25	0810	CONCRETE A	0	0	0	0	174.00	SF	6.50	6.50	100	1990	1990
26	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	1990	1990
27	0402	CONC BUMPE	0	0	0	0	60.00	UT	25.00	25.00	100	2010	2010
28	0424	CL FNC 6'	0	0	0	0	788.00	LF	20.00	20.00	100	2010	2010
29	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2010	2010
30	0467	FNC GT 25'	0	0	0	0	1.00	UT	1,050.00	1,050.00	100	2010	2010

TOTAL OB/XF 93,660													
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

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 3 of 12
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		12,652,322	
TOTAL MARKET OB/XF VALUE		373,548	
TOTAL LAND VALUE - MARKET		4,146,000	
TOTAL MARKET VALUE		17,171,870	
SOH/AGL Deduction		0	
ASSESSED VALUE		17,171,870	
TOTAL EXEMPTION VALUE		01	17,171,870
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		17,171,870	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		16,555,424	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W42 FST=[YR=1993] N3 W7 S8 E7 N5\$ S5 W7 N5 W29 CAN=[YR=1993] N8 E42 N6 W62 S6 E14 S60 W20 S7 E20 S72 W20 S7 E20 S36 E6 N141 E3 N8 W3 N25\$ S25 E3 S8 W3 S25 E29 FST=[YR=1993] S3 E7 N8 W7 S5\$ N5 E7 S5 E42 N25 CAN=[YR=1993] N8 W3 S8 E3\$ W3 N8 E3 N25\$.							

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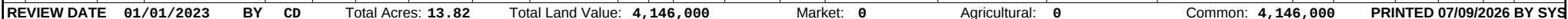
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REVIEW DATE	01/01/2023	BY	CD	Total Acres: 13.82	Total Land Value: 4,146,000	Market: 0	Agricultural: 0	Common: 4,146,000	PRINTED 07/09/2026 BY SYS
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