

PT OF CENTRAL PARK IN
DBK 67/270 & ESMT IN
OR 446/122 (EX UTIL ESMT IN

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

2026

00-00-31-1800-0217-00SP



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	06	ASB SHINGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Fixtures	7	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	4	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS

MAP NUM		MKT AREA	01
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NEIGHBORHOOD/LOC	1010.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,407	100	1993	6,407	593,285
CAN	196	30	2015	59	5,463
CAN	1,456	30	2015	437	40,466
FEP	24	80	2015	19	1,759
FST	35	50	2015	18	1,667
PTO	266	5	2015	13	1,204
PTO	420	5	2015	21	1,945
UOP	120	20	2015	24	2,222

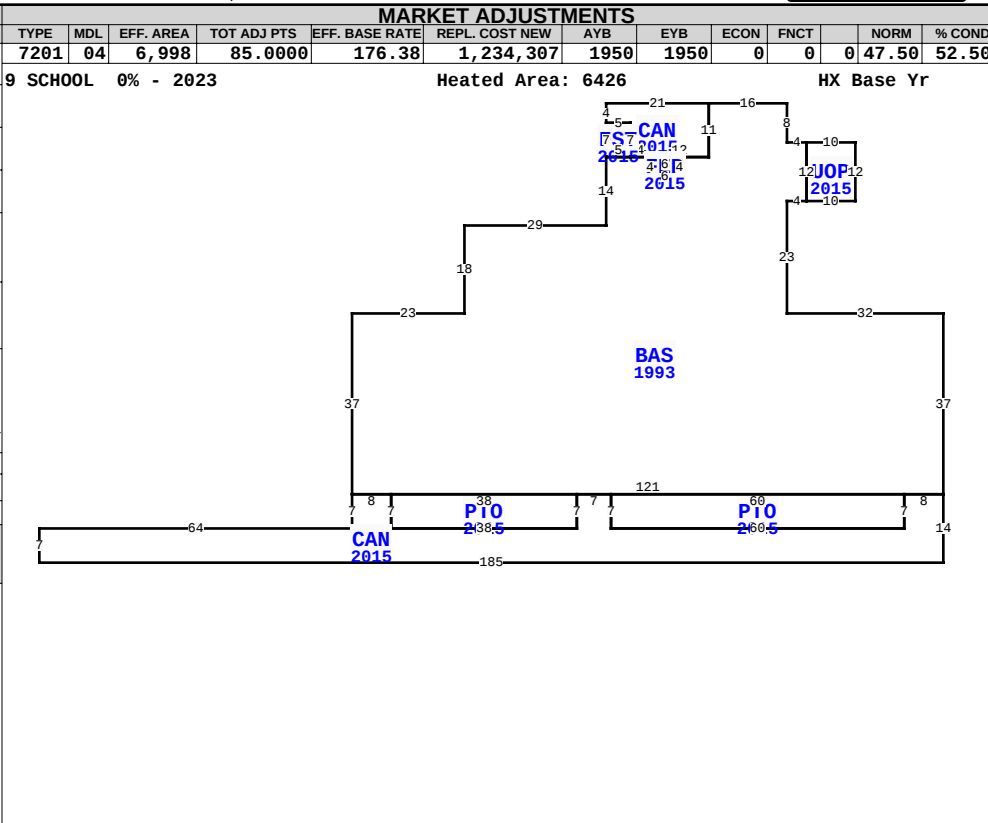
TOTALS	8,924			6,998	648,011
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EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	
1	0424	CL FNC 6'	0	0	0	0	
2	0803	ASPHALT C	0	0	117	115	
3	0463	FENCE GATE	0	0	0	0	
4	4950	BOLLARD	0	0	0	0	
5	0810	CONCRETE A	0	0	0	0	
6	0418	EXHST FAN	0	0	0	0	
7	0381	COOLER	0	0	12	10	
8	0424	CL FNC 6'	0	0	0	0	
9	0463	FENCE GATE	0	0	0	0	
10	0810	CONCRETE A	0	0	0	0	

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
1	008300	C	SCHOOL	0		PI-1	860.00	820.00	16.60	AC		1.00	1.00	1.00	225,000.00	225,000.00	3,735,000							



BLD DATE	06/18/2021	KK	LGL DATE	
XF DATE			LAND DATE	05/06/2026
INC DATE			AG DATE	DC

1201 ATLANTIC AV, FERNANDINA BEACH																	
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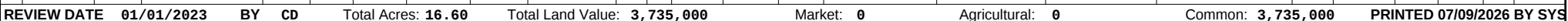
TOTAL OB/XF

29,183																	
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NASSAU COUNTY PROPERTY					PAGE 1 of 9		2	
VALUATION SUMMARY								
VALUATION BY				STANDARD				
Tax Group: 2			Tax Dist:					
BUILDING MARKET VALUE				8,011,114				
TOTAL MARKET OB/XF VALUE				148,000				
TOTAL LAND VALUE - MARKET				3,735,000				
TOTAL MARKET VALUE				11,894,114				
SOH/AGL Deduction				0				
ASSESSED VALUE				11,894,114				
TOTAL EXEMPTION VALUE				01	11,894,114			
BASE TAXABLE VALUE				0				
TOTAL JUST VALUE				11,894,114				
NCON VALUE				0				
INCOME VALUE								
PREVIOUS YEAR MKT VALUE				11,060,845				
ATLANTIC ELEMENTARY SCHOOL								
PERMIT NUM		DESCRIPTION		AMT		ISSUED		
2026-0019		824029 - T-MOBILE		25,000		03/17/2026		
BLDC-2024-0		REMOVING (3) ANTE		45,000		10/07/2024		
BLDC-2024-0		T-MOBILE IS MAKIN		35,000		10/03/2024		
20220306		REMODEL		40,000		09/12/2022		
20151180		ANTENAS		20,000		05/26/2015		
20141068		ANTENAS		20,000		05/22/2014		
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
0161/0157		5/21/1928		QC	Q	I	03	100
GRANTOR:DICKERSIN EDWARD N (W								
GRANTEE: BOARD OF PUBLIC INS								
0067/0270		4/08/1927		QC	Q	I	03	100
GRANTOR:CITY OF FERNANDINA BE								
GRANTEE: BOARD OF PUBLIC INS								
BUILDING NOTES								
BUILDING DIMENSIONS								
BAS=[YR=1993] W32 N23 E4 UOP=[YR=2015] E10 N12 W10 S12\$ N12 W4 N8 W16 CAN=[YR=2015] W21 S4 FST=[YR=2015] S7 E5 N7 W5\$ E5 S7 E4 FEP=[YR=2015] S4 E6 N4 W6\$ E12 N11\$ S11 W21 S14 W29 S18 W23 S37 CAN=[YR=2015] S7 W64 S7 E185 N14 W8 PTO=[YR=2015] W60 S7 E60 N7\$ S7 W60 N7 W7 PTO=[YR=2015] W38 S7 E38 N7\$ S7 W38 N7 W8\$ E121 N37\$.								

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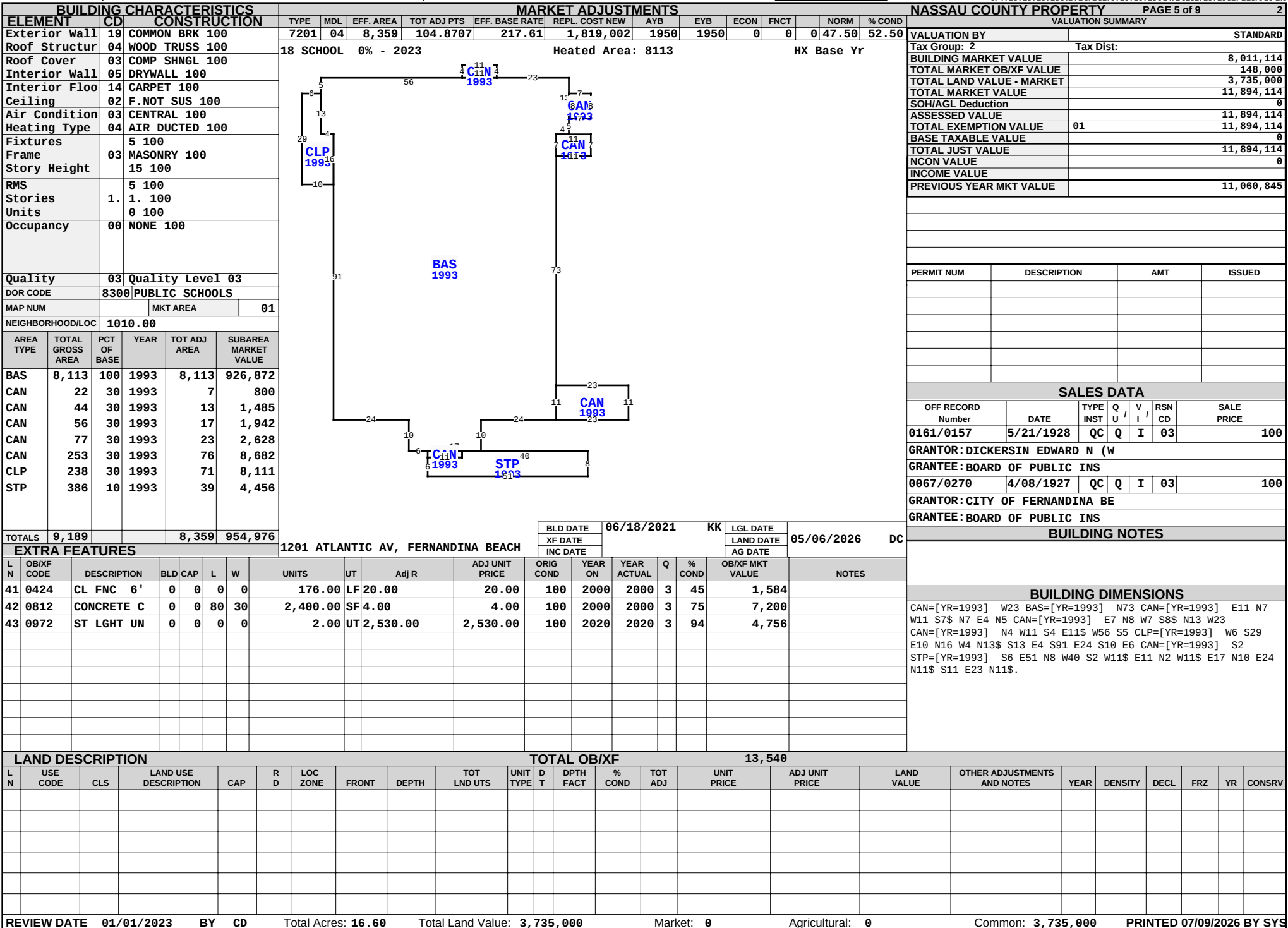
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										STANDARD									
Exterior Wall										7201 04 14,254 88.4058 183.44 2,614,754 1983 1983 0 0 0 31.00 69.00										Tax Group: 2 Tax Dist:									
Roof Structure										17 SCHOOL 0% - 2023 Heated Area: 13552 HX Base Yr										BUILDING MARKET VALUE 8,011,114									
Roof Cover																				TOTAL MARKET OB/XF VALUE 148,000									
Interior Wall																				TOTAL LAND VALUE - MARKET 3,735,000									
Interior Floor																				TOTAL MARKET VALUE 11,894,114									
Ceiling																				SOH/AGL Deduction 0									
Air Condition																				ASSESSED VALUE 11,894,114									
Heating Type																				TOTAL EXEMPTION VALUE 01 11,894,114									
Fixtures																				BASE TAXABLE VALUE 0									
Frame																				TOTAL JUST VALUE 11,894,114									
Story Height																				NCON VALUE 0									
RMS																				INCOME VALUE									
Stories																				PREVIOUS YEAR MKT VALUE 11,060,845									
Units																													
BUD8 Adjustme																													
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NEIGHBORHOOD/LOC																													
AREA TYPE																													
TOTAL GROSS AREA																													
PCT OF BASE																													
YEAR																													
TOT ADJ AREA																													
SUBAREA MARKET VALUE																													
BAS 13,552 100 1993 13,552 1,715,326																													
CAN 42 30 1993 13 1,646																													
CAN 2,258 30 1993 677 85,690																													
CAN 21 30 1994 6 760																													
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TOTALS 15,894																													
EXTRA FEATURES										2201 ATLANTIC AV, FERNANDINA BEACH																			
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 0424 CL FNC 6'																													
32 0463 FENCE GATE																													
33 0971 ST LGHT OV																													
34 0810 CONCRETE A																													
35 0810 CONCRETE A																													
36 0810 CONCRETE A																													
37 0811 CONCRETE B																													
38 0200 BARN WD 0-																													
39 0803 ASPHALT C																													
40 0506 FLAGPOLE B																													
LAND DESCRIPTION										TOTAL OB/XF 88,586																			
L N																													
USE CODE																													
CLS																													
LAND USE DESCRIPTION																													
CAP																													
R D																													
LOC ZONE																													
FRONT																													
DEPTH																													
TOT LND UTS																													
UNIT TYPE																													
D T																													
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% COND																													
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UNIT PRICE																													
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LAND VALUE																													
OTHER ADJUSTMENTS AND NOTES																													
YEAR																													
DENSITY																													
DECL																													
FRZ																													
YR																													
CONSRV																													
REVIEW DATE 01/01/2023 BY CD										Total Acres: 16.60										Total Land Value: 3,735,000									
																				Market: 0									
																				Agricultural: 0									
																				Common: 3,735,000									
																				PRINTED 07/09/2026 BY SYS									

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