



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	22 PRECAST PN 100
Roof Structur	12 REINFO/CON 100
Roof Cover	12 MODULAR MT 100
Interior Wall	01 MINIMUM 100
Interior Floo	03 CONC FINSH 100
Ceiling	02 F.NOT SUS 100
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Plumbing	0 100
Frame	04 REIN CONC 100
Story Height	8 100
RMS	1 100
Stories	1. 1. 100
Class	00 . 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100
Quality	03 Quality Level 03
DOR CODE	8300 PUBLIC SCHOOLS
MAP NUM	MKT AREA 08
NEIGHBORHOOD/LOC	8026.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	352	100	1993	352	5,049
TOTALS	352			352	5,049

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0430	CL FNC 6B	1	0	0	0	298.00	LF	9.70	9.70	636
2	0810	CONCRETE A	1	0	4	5	20.00	SF	6.50	6.50	61
3	0810	CONCRETE A	1	0	4	5	20.00	SF	6.50	6.50	61
4	0430	CL FNC 6B	2	0	0	0	110.00	LF	9.70	9.70	213
5	0430	CL FNC 6B	2	0	0	0	90.00	LF	9.70	9.70	559
6	0463	FENCE GATE	2	0	0	0	3.00	UT	300.00	300.00	180
7	0463	FENCE GATE	1	0	0	0	2.00	UT	300.00	300.00	132

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	008300	C	SCHOOL	0		OR	0.00	0.00	244.09	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
4803	06	352	91.5130	43.47	15,301	1987	1987	0	0	0 67.00	33.00
1 STOR WAREH 0% - 0 Heated Area: 352 HX Base Yr											
BAS 1993											
46281 LANDFILL RD, CALLAHAN											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/07/2026 DC											

TOTAL OB/XF 1,842											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0430	CL FNC 6B	1	0	0	0	298.00	LF	9.70	9.70	636
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NASSAU COUNTY PROPERTY											
PAGE 1 of 5											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						15,182					
TOTAL MARKET OB/XF VALUE						1,842					
TOTAL LAND VALUE - MARKET						2,684,990					
TOTAL MARKET VALUE						2,702,014					
SOH/AGL Deduction						2,029,647					
ASSESSED VALUE						672,367					
TOTAL EXEMPTION VALUE						01	672,367				
BASE TAXABLE VALUE						0					
TOTAL JUST VALUE						2,702,014					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						749,860					
BLDGS (2 - 5) ARE LOCATED NEXT TO THE 2ND CELL TO											
BLDG #1 (11X32) IS LOCATED BESIDE THE 1ST CELL TOW											
HAS 32X11 BLDG ON IT WITH FENCE ENCLOSURE.											

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

08-2N-25-0000-0002-0000

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