BLK 101 LOTS 1 THRU 12
IN OR 196/515,OR 616/780,
OR 196/453,OR 197/649,

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

**2026**

**08-3N-24-2380-0101-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 8300 | PUBLIC SCHOOLS | |
| MAP NUM | | MKT AREA | 06 |
| NEIGHBORHOOD/LOC | 6001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

### MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 3 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 34,400 |
| TOTAL MARKET VALUE | | 34,400 |
| SOH/AGL Deduction | | 16,117 |
| ASSESSED VALUE | | 18,283 |
| TOTAL EXEMPTION VALUE | 01 | 18,283 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 34,400 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 38,700 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0616/0780 | 12/21/1990 | FJ | Q | I | 03 | 100 |
| GRANTOR: NASSAU COUNTY CLERK O | | | | | | |
| GRANTEE: NASSAU COUNTY SCHOO | | | | | | |
| 0197/0649 | 6/24/1975 | WD | Q | I | 03 | 900 |
| GRANTOR: CREWS CHESTER T & CHR | | | | | | |
| GRANTEE: NASSAU COUNTY SCHOO | | | | | | |

OHIO ST, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/11/2026 MLU |
| INC DATE | | AG DATE | |

### BUILDING NOTES

### BUILDING DIMENSIONS

### EXTRA FEATURES

| LN | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

### LAND DESCRIPTION

TOTAL OB/XF 0

| LN | USE CODE | CLS | LAND USE DESCRIPTION | CAP | RD | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | DT | DPTH 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 | | R-2 | 0.00 | 0.00 | 0.86 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 34,400 | | | | | | | |

REVIEW DATE 05/11/2026 BY MLU Total Acres: 0.86 Total Land Value: 34,400 Market: 0 Agricultural: 0 Common: 34,400 PRINTED 07/09/2026 BY SYS