BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

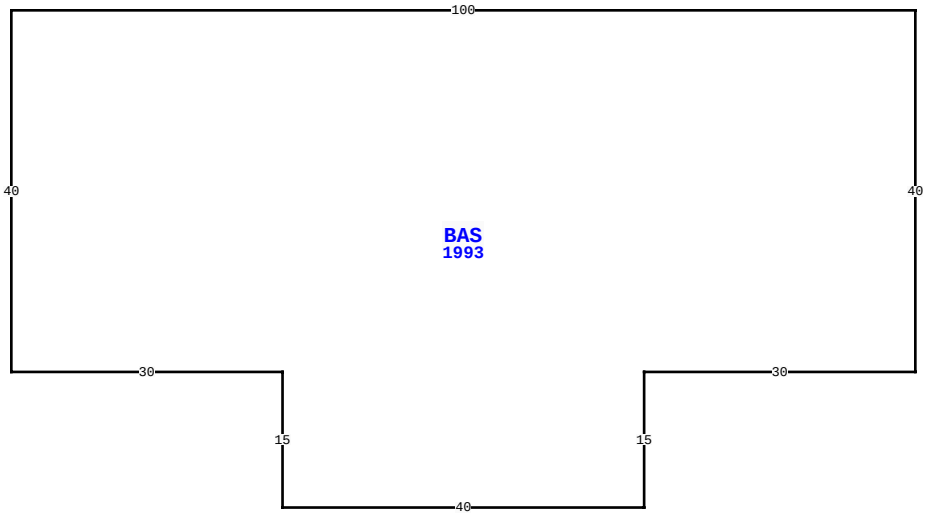
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAS	4,600	100	1993	4,600	584,751
TOTALS	4,600			4,600	584,751

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,600	85.6800	177.79	817,834	1988	1988	0	0	0	28.50	71.50

1 SCHOOL 0% - 0 Heated Area: 4600 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W100 S40 E30 S15 E40 N15 E30 N40 $.

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
1	0511	GARAGE CB-	0	0	15	19	285.00	SF	40.00	40.00	100	1950	1950	3	20	2,280	
2	0511	GARAGE CB-	0	0	16	24	384.00	SF	40.00	40.00	100	1993	1993	3	62	9,523	
3	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	1990	1990	3	20	300	
4	0350	CARPORT WD	0	0	0	0	1,542.00	SF	13.00	13.00	100	1980	1980	3	20	4,009	
5	0351	CARPORT MT	0	0	0	0	7,433.00	SF	10.00	10.00	100	1995	1995	3	20	14,866	
6	0812	CONCRETE C	0	0	0	0	17,642.00	SF	4.00	4.00	100	1985	1985	3	41	28,933	
7	0803	ASPHALT C	0	0	0	0	77,459.00	SF	2.00	2.00	100	1985	1985	3	50	77,459	
8	0430	CL FNC 6B	0	0	0	0	1,590.00	LF	9.70	9.70	100	1985	1985	3	20	3,085	
9	0463	FENCE GATE	0	0	0	0	17.00	UT	300.00	300.00	100	1985	1985	3	20	1,020	
10	0466	FNC GT 20'	0	0	0	0	1.00	UT	720.00	720.00	100	1985	1985	3	20	144	

TOTAL OB/XF 141,619

LAND DESCRIPTION

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	0006	R-2	0.00	0.00	23.72	AC		1.00	1.00	1.00	35,000.00	35,000.00	830,200							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

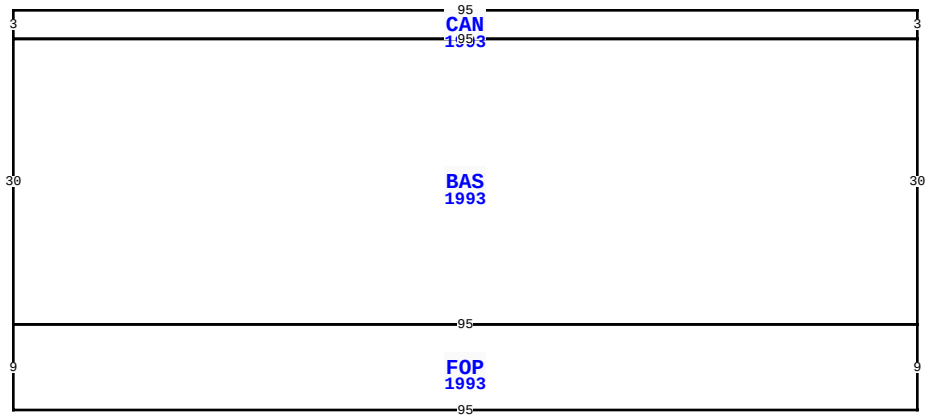
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	03	PART.FIN. 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,850	100	1993	2,850	262,019
CAN	285	30	1993	86	7,906
FOP	855	30	1993	256	23,536
TOTALS	3,990			3,192	293,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	3,192	73.1120	151.71	484,258	1960	1960	0	0	0	39.40	60.60

2 SCHOOL 0% - 0 Heated Area: 2850 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W95 S3 BAS=[YR=1993] S30 FOP=[YR=1993] S9 E95 N9 W95 $ E95 N30 W95 $ E95 N3 $.

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
11	0972	ST LGHT UN	0	0	0	0	5.00	UT	2,530.00	2,530.00	100	1985	1985	3	21	2,657	
12	0975	ST LT/ARM	0	0	0	0	5.00	UT	500.00	500.00	100	1985	1985	3	21	525	
13	0430	CL FNC 6B	0	0	0	0	2,170.00	LF	9.70	9.70	100	1985	1985	3	20	4,210	
14	0423	CL FNC 5'	0	0	0	0	920.00	LF	6.85	6.85	100	1985	1985	3	20	1,260	
15	0511	GARAGE CB-	0	0	20	46	920.00	SF	40.00	40.00	100	1985	1985	3	41	15,088	
16	0940	SHEDS/PORT	0	0	8	12	96.00	SF	30.00	30.00	100	1988	1988	3	20	576	
17	0463	FENCE GATE	0	0	0	0	11.00	UT	300.00	300.00	100	1985	1985	3	20	660	
18	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1985	1985	3	20	140	
19	0803	ASPHALT C	0	0	0	0	37,393.00	SF	2.00	2.00	100	1985	1985	3	50	37,393	
20	0812	CONCRETE C	0	0	0	0	10,158.00	SF	4.00	4.00	100	1985	1985	3	41	16,659	

TOTAL OB/XF 79,168

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

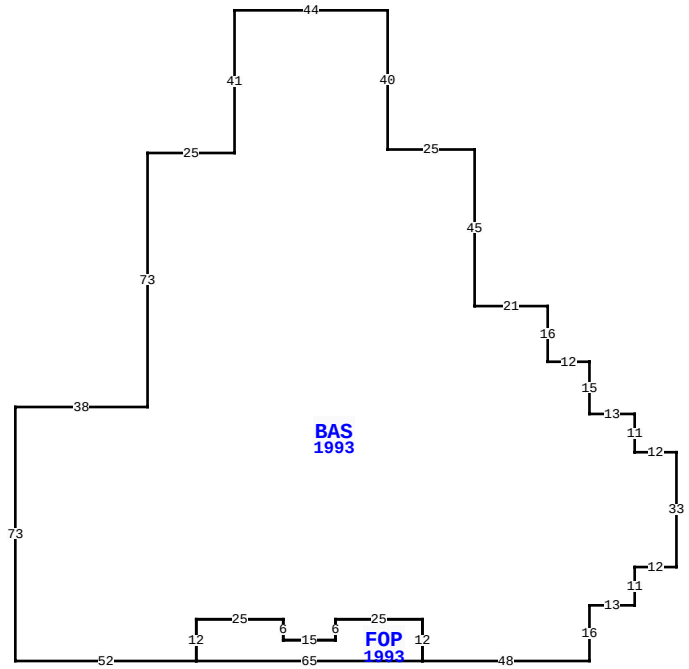
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	12	HARDWOOD 40
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		70 100
Frame	03	MASONRY 100
Story Height		15 100
RMS		22 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	21,922	100	1993	21,922	2,968,856
FOP	690	30	1993	207	28,034
TOTALS	22,612			22,129	2,996,890

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	22,129	91.2817	189.41	4,191,454	1988	1988	0	0	0	28.50	71.50

3 SCHOOL 0% - 0 Heated Area: 21922 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 N11 W13 N15 W12 N16 W21 N45 W25 N40 W44 S41 W25 S73 W38 S73 E52 FOP=[YR=1993] E65 N12 W25 S6 W15 N6 W25 S12 $ N12 E25 S6 E15 N6 E25 S12 E48 N16 E13 N11 E12 N33 $.

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
21	0812	CONCRETE C	0	0	0	0	26,400.00	SF	4.00	4.00	100	1993	1993	3	62	65,472	
22	0511	GARAGE CB-	0	0	8	32	256.00	SF	70.00	70.00	100	1985	1985	3	41	7,347	
23	0425	CL FNC 8'	0	0	0	0	700.00	LF	10.65	10.65	100	1993	1993	3	28	2,087	
24	0425	CL FNC 8'	0	0	0	0	120.00	LF	10.65	10.65	100	1970	1970	3	20	256	
25	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1980	1980	3	20	2,024	
26	0430	CL FNC 6B	0	0	0	0	1,220.00	LF	9.70	9.70	100	1985	1985	3	20	2,367	
27	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1985	1985	3	20	180	
28	0940	SHEDS/PORT	0	0	12	24	288.00	SF	12.00	12.00	100	1975	1975	3	20	691	
29	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1966	1966	3	20	40	
30	0940	SHEDS/PORT	0	0	10	12	120.00	SF	21.30	21.30	100	1993	1993	3	20	511	

TOTAL OB/XF 80,975

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

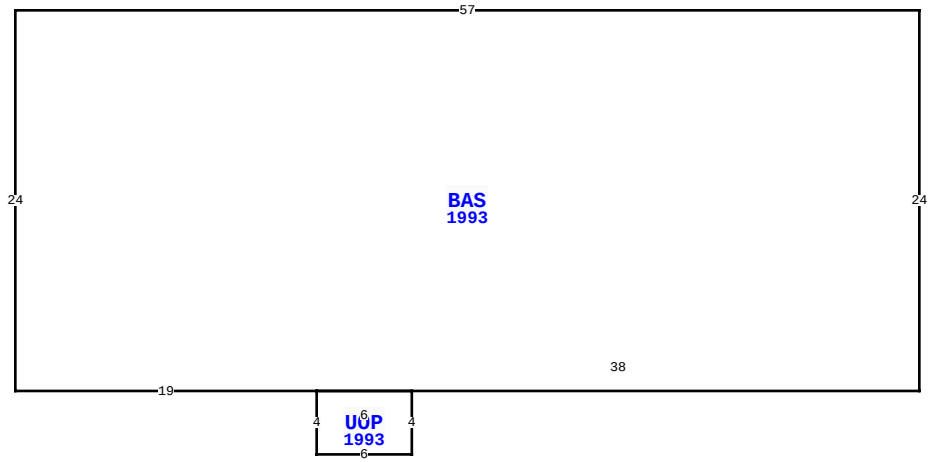
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		16 100
RMS		4 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,368	100	1993	1,368	187,996
UOP	24	20	1993	5	687
TOTALS	1,392			1,373	188,684

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	1,373	90.4155	187.61	257,589	1947	1947	0	0	0	26.75	73.25

4 SCHOOL 0% - 0 Heated Area: 1368 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S24 E19 UOP=[YR=1993] S4 E6 N4 W6 $ E38 N24 $.

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
31	0811	CONCRETE B	0	0	24	24	576.00	SF	5.20	5.20	100	1984	1984	3	38	1,138	
32	0810	CONCRETE A	0	0	10	14	140.00	SF	6.50	6.50	100	1978	1978	3	27	246	
33	0810	CONCRETE A	0	0	2	14	28.00	SF	6.50	6.50	100	1978	1978	3	27	49	
34	0964	HALON SYST	0	0	16	4	64.00	SF	50.00	50.00	100	2001	2001	3	77	2,464	
35	0383	FREEZER	0	0	16	14	224.00	SF	105.00	105.00	100	2001	2001	3	44	10,349	
36	0381	COOLER	0	0	16	12	192.00	SF	82.50	82.50	100	2001	2001	3	44	6,970	
37	0351	CARPORT MT	0	0	289	10	2,890.00	SF	10.00	10.00	100	2001	2001	3	20	5,780	
38	0463	FENCE GATE	0	0	0	0	21.00	UT	300.00	300.00	100	2001	2001	3	48	3,024	
39	0424	CL FNC 6'	0	0	0	0	1,989.00	LF	20.00	20.00	100	2001	2001	3	48	19,094	
40	1128	BRICK 12"	0	0	50	8	400.00	SF	14.00	14.00	100	2001	2001	3	93	5,208	

TOTAL OB/XF 54,322

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

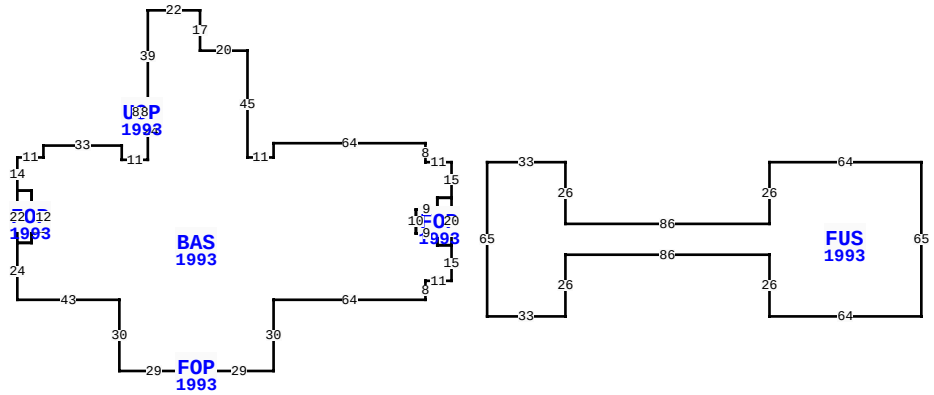
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	03	PLASTER 30
Interior Floo	07	CORK/VTILE 70
Interior Floo	12	HARDWOOD 30
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		28 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		23 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAS	15,199	100	1993	15,199	1,606,306
FOP	21	30	1993	6	634
FOP	192	30	1993	58	6,130
FOP	210	30	1993	63	6,658
FUS	7,423	100	1993	7,423	784,500
UOP	40	20	1993	8	845
TOTALS	23,085			22,757	2,405,074

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	22,757	88.5780	183.80	4,182,737	1907	1960	0	0	0	42.50	57.50

5 SCHOOL 0% - 0 Heated Area: 22622 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2389 FLASHES AVE, HILLIARD

NASSAU COUNTY PROPERTY VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 N8 W64 S6 W11 N45 W20 N17 W22 S39
UOP=[YR=1993] W5 S8 E5 N8 $ S24 W11 N6 W33 S5 W11 S14
FOP=[YR=1993] S22 E6 N5 E5 N12 W5 N5 W6 $ E6 S5 E5 S12 W5 S5
W6 S24 E43 S30 E29 FOP=[YR=1993] E7 N3 W7 S3 $ N3 E7 S3 E29
N30 E64 N8 E11 N15 FOP=[YR=1993] N20 W6 S5 W9 S10 E9 S5 E6 $
W6 N5 W9 N10 E9 N5 E6 N15 $ PTR= E15 FUS=[YR=1993] E33 S26
E86 N26 E64 S65 W64 N26 W86 S26 W33 N65 $ W15 $.

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
41	4950	BOLLARD	0	0	0	0	1.00	UT	100.00	100.00	100	2001	2001	3	100	100	
42	0418	EXHST FAN	0	0	0	0	11.00	UT	400.00	400.00	100	2001	2001	3	20	880	
43	0972	ST LGHT UN	0	0	0	0	19.00	UT	2,530.00	2,530.00	100	2001	2001	3	48	23,074	
44	0975	ST LT/ARM	0	0	0	0	3.00	UT	500.00	500.00	100	2001	2001	3	48	720	
45	0467	FNC GT 25'	0	0	0	0	3.00	UT	875.00	875.00	100	2001	2001	3	48	1,260	
46	0400	CONC CURB	0	0	0	0	2,736.00	LF	15.00	15.00	100	2001	2001	3	83	34,063	
47	1128	BRICK 12"	0	0	34	8	272.00	SF	14.00	14.00	100	2001	2001	3	93	3,541	
48	0465	FNC GT 15'	0	0	0	0	2.00	UT	450.00	450.00	100	2001	2001	3	48	432	
49	0351	CARPORT MT	0	0	95	12	1,140.00	SF	10.00	10.00	100	2001	2001	3	20	2,280	
50	0351	CARPORT MT	0	0	130	8	1,040.00	SF	10.00	10.00	100	2001	2001	3	20	2,080	

TOTAL OB/XF 68,430

LAND DESCRIPTION

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

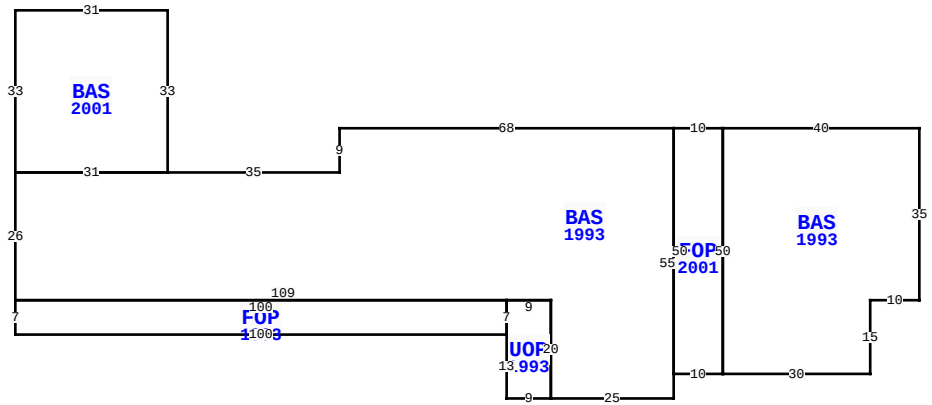
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		20 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,850	100	1993	1,850	178,770
BAS	4,596	100	1993	4,596	444,121
BAS	1,023	100	2001	1,023	98,855
FOP	700	30	1993	210	20,293
FOP	500	30	2001	150	14,495
UOP	180	20	1993	36	3,479
TOTALS	8,849			7,865	760,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	7,865	81.7000	169.53	1,333,353	1952	1959	0	0	0	43.00	57.00

6 SCHOOL 0% - 0 Heated Area: 7469 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2389 FLASHES AVE, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FOP=[YR=2001] W10 BAS=[YR=1993] W68 S9 W35 BAS=[YR=2001] N33 W31 S33 E31$ W31 S26 FOP=[YR=1993] S7 E100 UOP=[YR=1993] S13 E9 N20 W9 S7$ N7 W100$ E109 S20 E25 N55$ S50 E10 N50$ S50 E30 N15 E10 N35$.

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
51	0462	ST/AL FNC	0	0	116	3	348.00	SF	10.00	10.00	100	2001	2001	3	27	940	
52	0812	CONCRETE C	0	0	0	0	5,431.00	SF	4.00	4.00	100	2001	2001	3	77	16,727	

LAND DESCRIPTION

TOTAL OB/XF 17,667

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		23 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

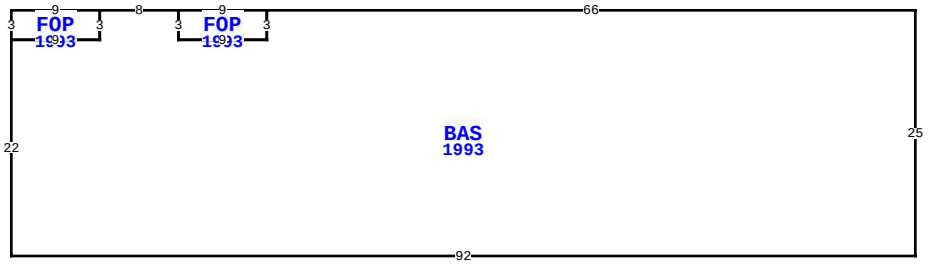
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,246	100	1993	2,246	214,679
FOP	27	30	1993	8	765
FOP	27	30	1993	8	765
TOTALS	2,300			2,262	216,209

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	2,262	86.1000	178.66	404,129	1952	1952	0	0	0	46.50	53.50

7 SCHOOL 0% - 0 Heated Area: 2246 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 FOP=[YR=1993] W9 S3 E9 N3 $ S3 W9 N3 W8
FOP=[YR=1993] W9 S3 E9 N3 $ S3 W9 S22 E92 N25 $.

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

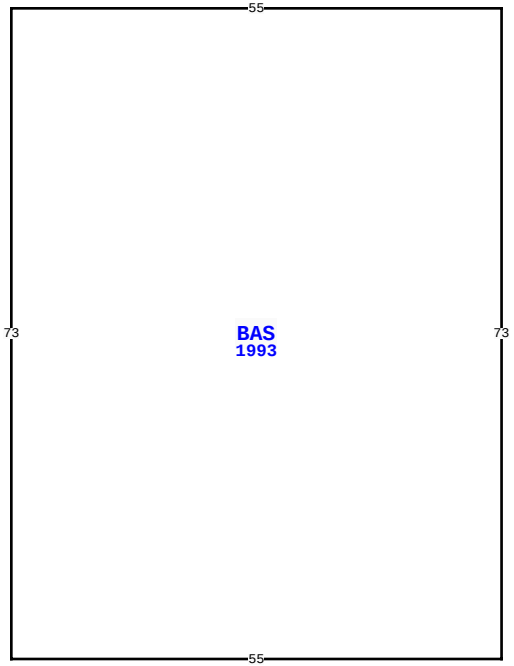
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		4 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,015	100	1993	4,015	510,145
TOTALS	4,015			4,015	510,145

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,015	82.1940	170.55	684,758	1994	1994	0	0	0	25.50	74.50

8 SCHOOL 0% - 0 Heated Area: 4015 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W55 S73 E55 N73 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

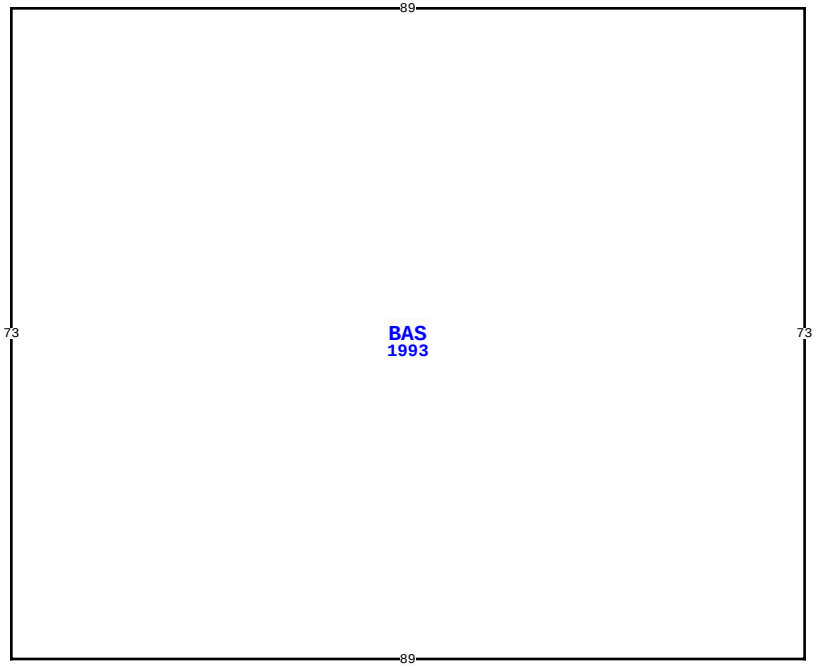
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		18 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,497	100	1993	6,497	564,826
TOTALS	6,497			6,497	564,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	6,497	68.1245	141.36	918,416	1968	1968	0	0	0	38.50	61.50

9 SCHOOL 0% - 0 Heated Area: 6497 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W89 S73 E89 N73 $.

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

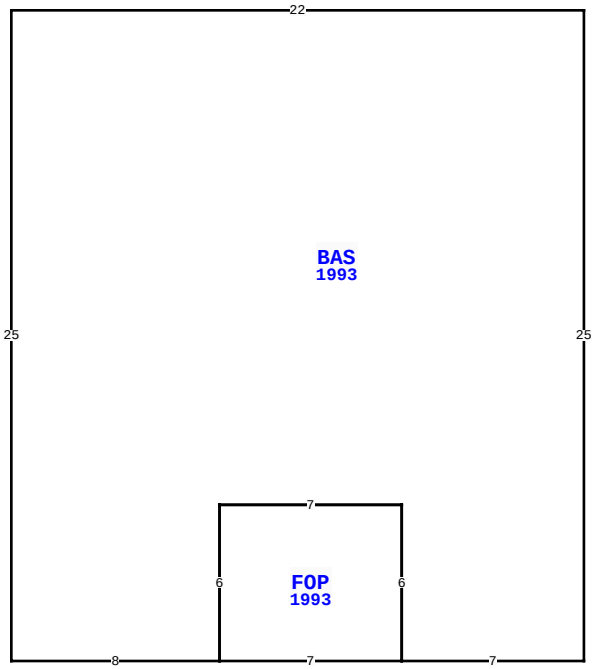
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	08	DECORATIVE 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	508	100	1993	508	76,952
FOP	42	30	1993	13	1,969
TOTALS	550			521	78,922

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	521	118.7025	246.31	128,328	1968	1968	0	0	0	38.50	61.50

10 SCHOOL 0% - 0 Heated Area: 508 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2389 FLASHES AVE, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 S25 E8 FOP=[YR=1993] E7 N6 W7 S6 $ N6 E7 S6 E7 N25 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

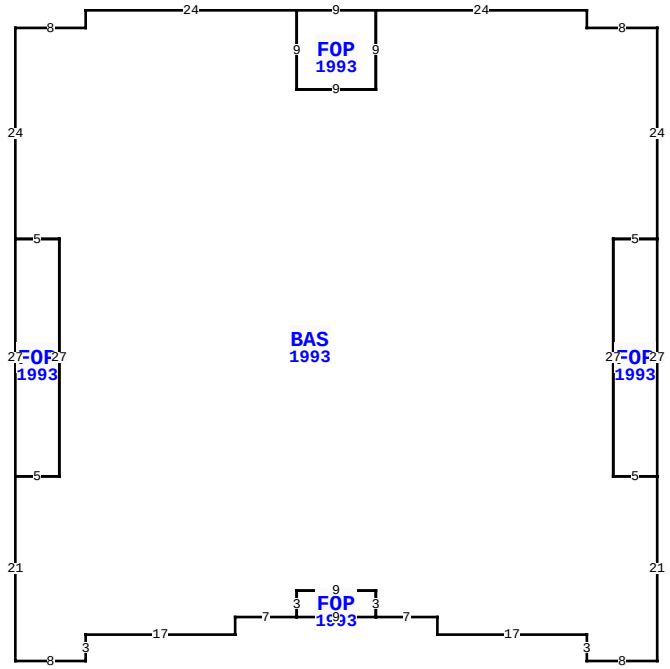
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,775	100	1993	4,775	518,220
FOP	27	30	1993	8	868
FOP	81	30	1993	24	2,605
FOP	135	30	1993	40	4,341
FOP	135	30	1993	40	4,341
TOTALS	5,153			4,887	530,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	4,887	82.3650	170.91	835,237	1972	1972	0	0	0	36.50	63.50

11 SCHOOL 0% - 0 Heated Area: 4775 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2389 FLASHES AVE, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 N2 W24 FOP=[YR=1993] W9 S9 E9 N9 $ S9 W9 N9 W24 S2 W8 S24 FOP=[YR=1993] S27 E5 N27 W5 $ E5 S27 W5 S21 E8 N3 E17 N2 E7 FOP=[YR=1993] E9 N3 W9 S3 $ N3 E9 S3 E7 S2 E17 S3 E8 N21 FOP=[YR=1993] N27 W5 S27 E5 $ W5 N27 E5 N24 $.

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

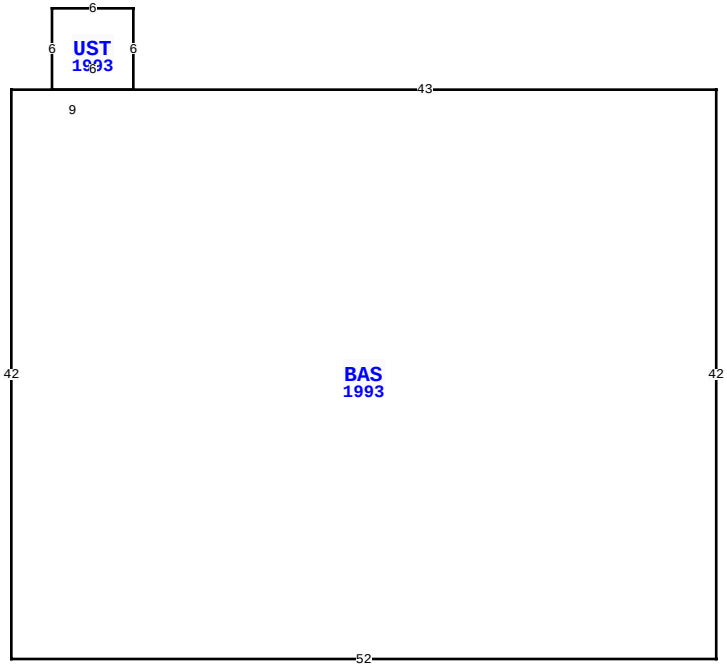
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,184	100	1993	2,184	258,965
UST	36	40	1993	14	1,660
TOTALS	2,220			2,198	260,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	2,198	78.2775	162.43	357,021	1973	1973	0	0	0	27.00	73.00

12 SCHOOL 0% - 0 Heated Area: 2184 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 UST=[YR=1993] N6 W6 S6 E6 $ W9 S42 E52 N42 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Fixtures		11 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

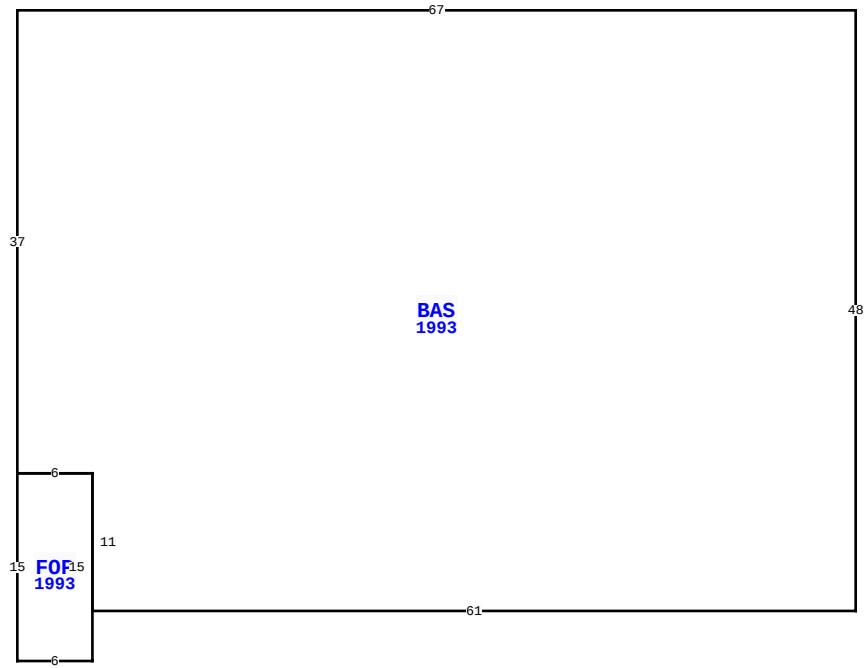
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,150	100	1993	3,150	433,456
FOP	90	30	1993	27	3,715
TOTALS	3,240			3,177	437,171

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	3,177	102.0240	211.70	672,571	1975	1975	0	0	0	35.00	65.00

13 SCHOOL 0% - 0 Heated Area: 3150 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S37 FOP=[YR=1993] S15 E6 N15 W6 $ E6 S11 E61 N48 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

BUILDING CHARACTERISTICS

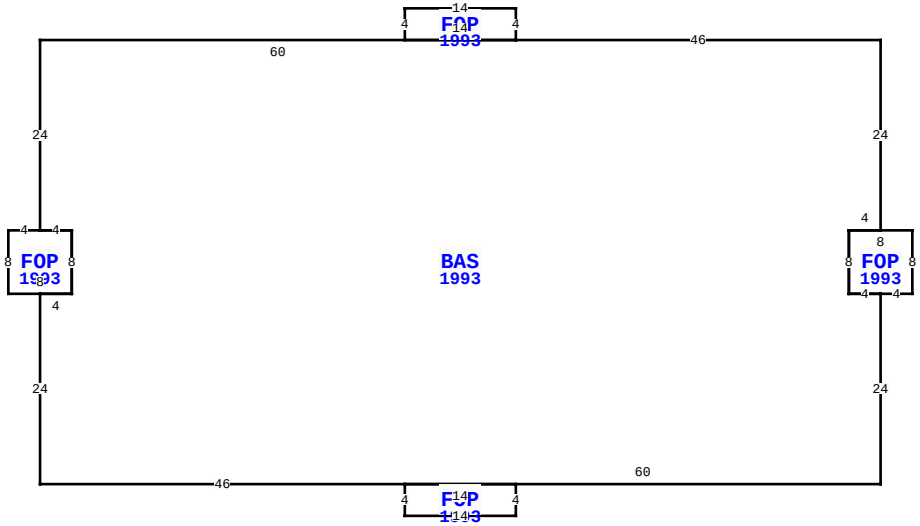
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	04	ROOF TOP 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		9 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,872	100	1993	5,872	680,077
FOP	56	30	1993	17	1,969
FOP	56	30	1993	17	1,969
FOP	64	30	1993	19	2,200
FOP	64	30	1993	19	2,200
TOTALS	6,112			5,944	688,416

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	5,944	85.8702	178.18	1,059,102	1975	1975	0	0	0	35.00	65.00

14 SCHOOL 0% - 0 Heated Area: 5872 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 FOP=[YR=1993] N4 W14 S4 E14 $ W60 S24 FOP=[YR=1993] W4 S8 E8 N8 W4 $ E4 S8 W4 S24 E46 FOP=[YR=1993] S4 E14 N4 W14 $ E60 N24 FOP=[YR=1993] E4 N8 W8 S8 E4$ W4 N8 E4 N24 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

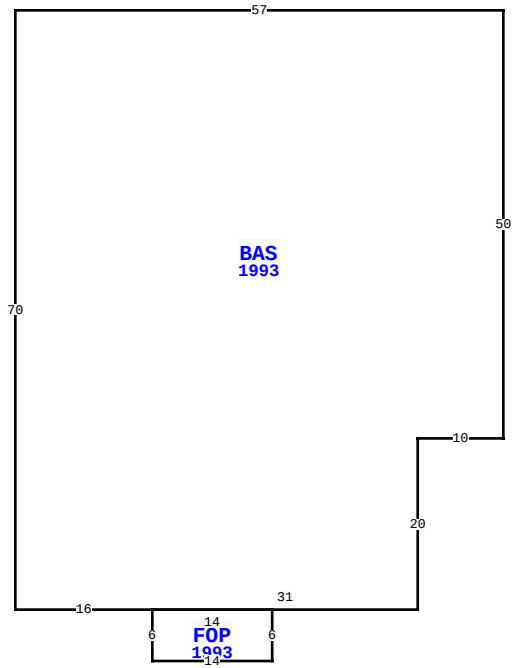
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 80
Interior Floo	14	CARPET 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		16 100
RMS		10 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,790	100	1993	3,790	493,361
FOP	84	30	1993	25	3,254
TOTALS	3,874			3,815	496,615

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	3,815	93.6332	194.29	741,216	1979	1979	0	0	0	33.00	67.00

15 SCHOOL 0% - 0 Heated Area: 3790 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
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TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S70 E16 FOP=[YR=1993] S6 E14 N6 W14 $ E31 N20 E10 N50 $.

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

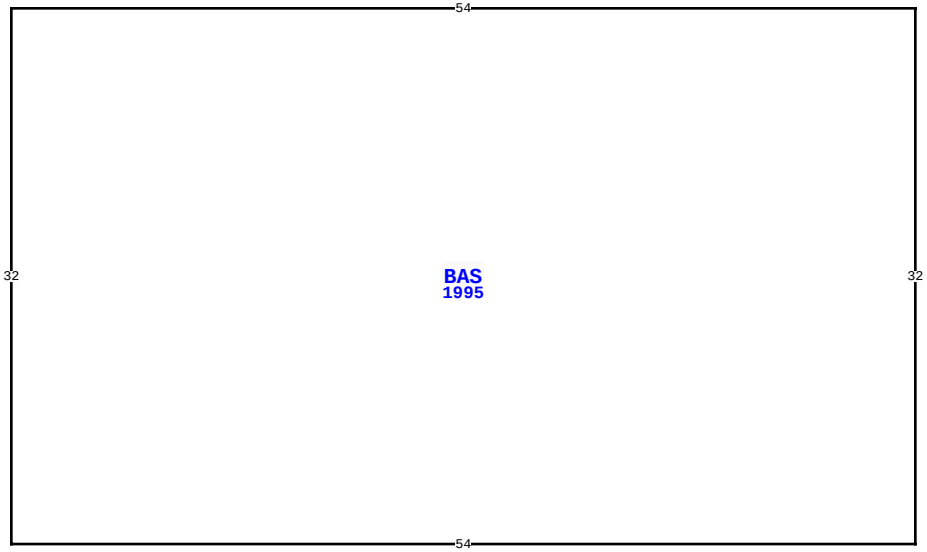
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	05	STEEL 100
Story Height		12 100
RMS		1 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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
BAS	1,728	100	1995	1,728	39,525
TOTALS	1,728			1,728	39,525

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4898	06	1,728	75.0355	25.70	44,410	1995	1995	0	0	0	11.00	89.00

16 PREFAB UTL 0% - 0 Heated Area: 1728 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W54 S32 E54 N32 $.

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

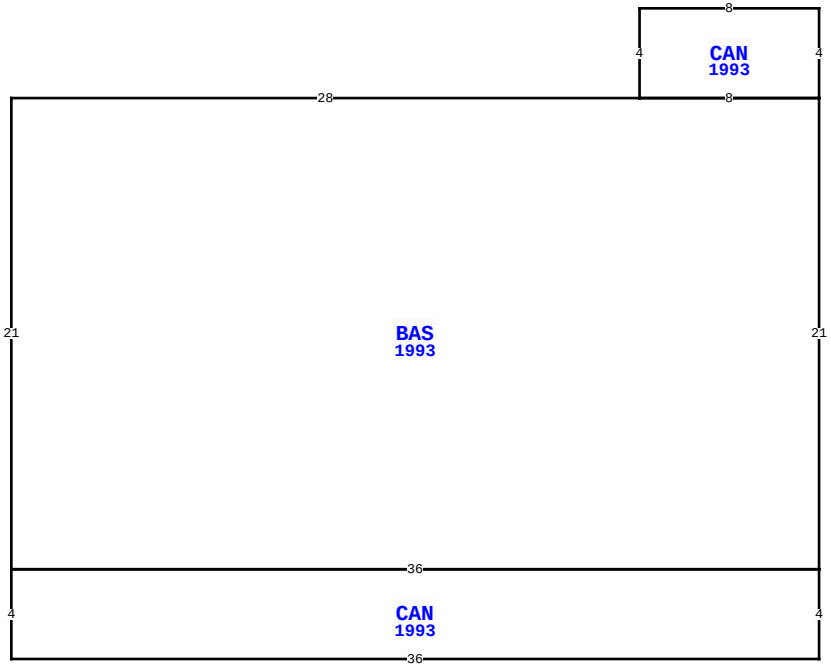
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	1993	756	86,534
CAN	32	30	1993	10	1,145
CAN	144	30	1993	43	4,922
TOTALS	932			809	92,601

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	809	69.8250	144.89	117,216	1970	1970	0	0	0	21.00	79.00

17 SCHOOL 0% - 0 Heated Area: 756 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

2389 FLASHES AVE, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W8 S4 BAS=[YR=1993] W28 S21 CAN=[YR=1993] S4 E36 N4 W36 $ E36 N21 W8 $ E8 N4 $.

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

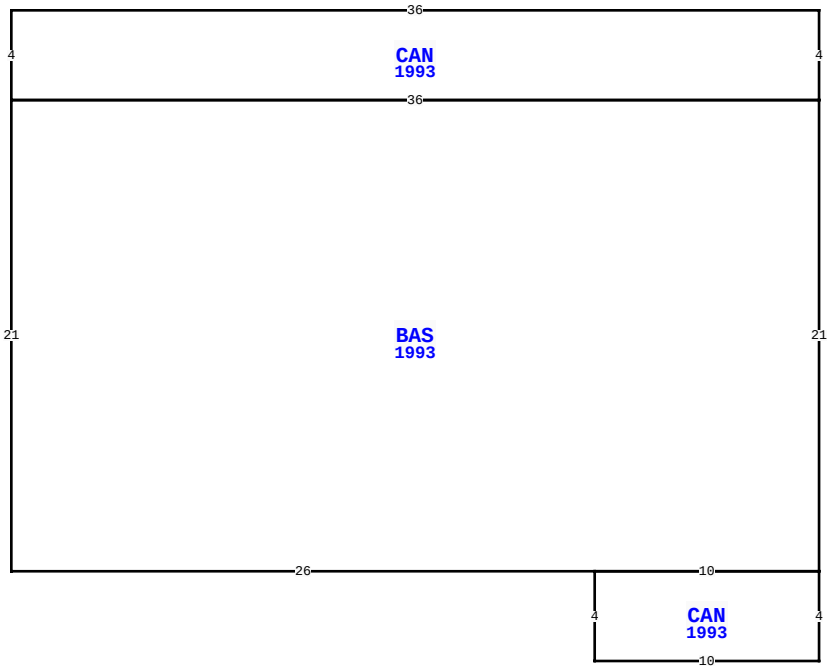
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	1993	756	86,534
CAN	40	30	1993	12	1,374
CAN	144	30	1993	43	4,922
TOTALS	940			811	92,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	811	69.8250	144.89	117,506	1970	1970	0	0	0	21.00	79.00

18 SCHOOL 0% - 0 Heated Area: 756 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W36 S4 BAS=[YR=1993] S21 E26 CAN=[YR=1993] S4 E10 N4 W10 $ E10 N21 W36 $ E36 N4 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

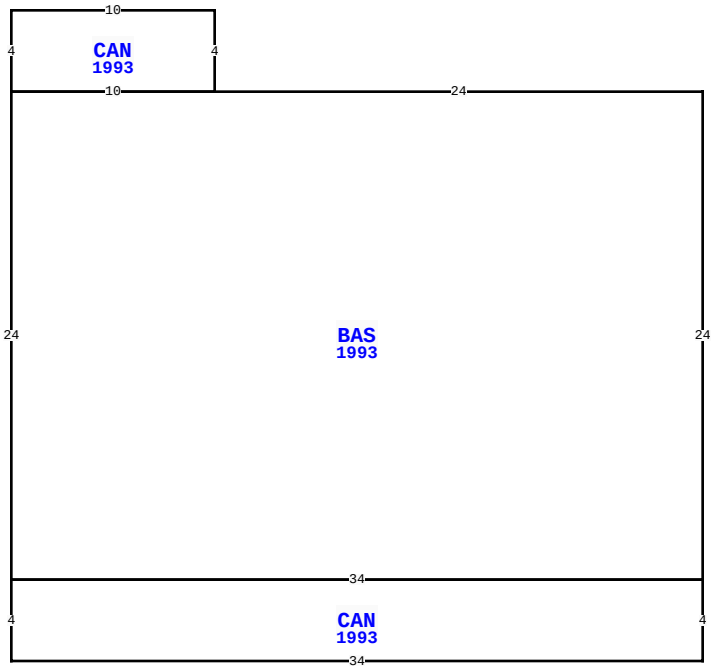
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		1 100
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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	1993	816	94,880
CAN	40	30	1993	12	1,396
CAN	136	30	1993	41	4,767
TOTALS	992			869	101,042

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	869	69.8250	144.89	125,909	1975	1975	0	0	0	19.75	80.25

19 SCHOOL 0% - 0 Heated Area: 816 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 CAN=[YR=1993] N4 W10 S4 E10 $ W10 S24
CAN=[YR=1993] S4 E34 N4 W34 $ E34 N24 $.

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

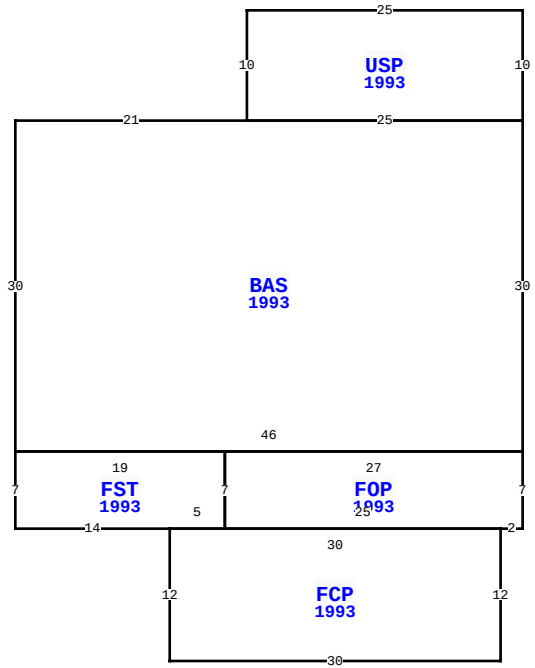
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	10	TERRAZZO 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,380	100	1993	1,380	110,457
FCP	360	25	1993	90	7,204
FOP	189	30	1993	57	4,562
FST	133	55	1993	73	5,843
USP	250	30	1993	75	6,003
TOTALS	2,312			1,675	134,069

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,675	126.0000	132.30	221,602	1966	1966	0	0	0	39.50	60.50

20 SINGLE FAM 0% - 0 Heated Area: 1380 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W25 S10 BAS=[YR=1993] W21 S30 FST=[YR=1993] S7 E14 FCP=[YR=1993] S12 E30 N12 FOP=[YR=1993] E2 N7 W27 S7 E25 $ W30 $ E5 N7 W19 $ E46 N30 W25 $ E25 N10 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02

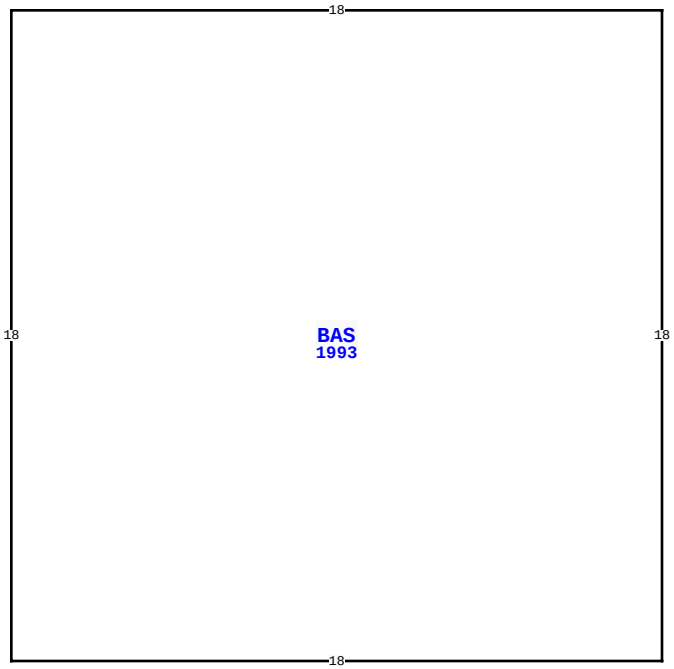
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	324	100	1993	324	4,382
TOTALS	324			324	4,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	02	324	48.3000	27.05	8,764	1975	1975	0	0	0	50.00	50.00

21 ACCESORY U 0% - 0 Heated Area: 324 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 S18 E18 N18 $.

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

REVIEW DATE 02/01/2024 BY KBA Total Acres: 23.72 Total Land Value: 830,200 Market: 0 Agricultural: 0 Common: 830,200 PRINTED 07/09/2026 BY SYS

BLKS B,C & PT BLK D IN
DBK 218/117 & UNDEVELOPED
R/W'S & ALLEYS LYING BETWEEN &

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

2026

08-3N-24-2380-0142-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

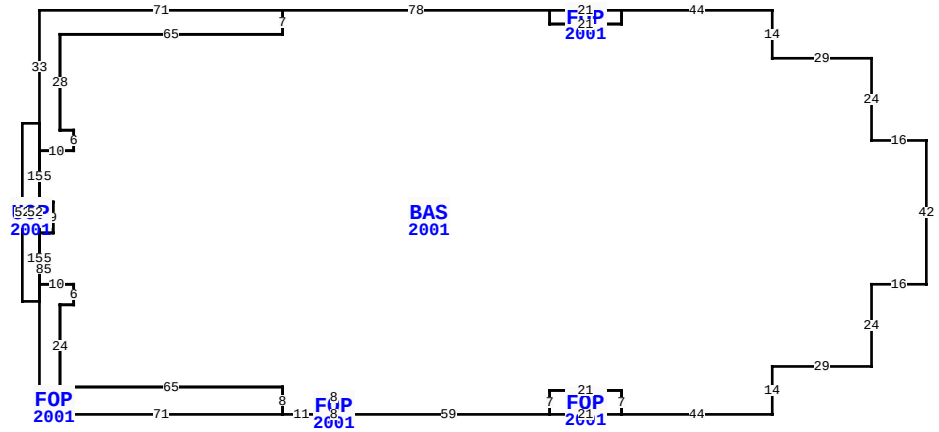
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Air Condition	06	ENG CENTRL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
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
BAS	26,730	100	2001	26,730	6,515,532
FOP	40	30	2001	12	2,476
FOP	84	30	2001	25	5,159
FOP	147	30	2001	44	9,079
FOP	1,533	30	2001	460	94,918
UOP	260	25	2001	65	13,412
TOTALS	28,794			27,336	6,640,576

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	02	27,336	113.0000	234.48	6,409,745	2001	2001	0	0	0	12.00	88.00

22 SCHOOL 0% - 0 Heated Area: 26730 HX Base Yr



2389 FLASHES AVE, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		17,117,199
TOTAL MARKET OB/XF VALUE		442,181
TOTAL LAND VALUE - MARKET		830,200
TOTAL MARKET VALUE		18,389,580
SOH/AGL Deduction		7,478,287
ASSESSED VALUE		10,911,293
TOTAL EXEMPTION VALUE	01	10,911,293
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		18,389,580
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		17,507,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1102/0515	4/07/2000	WD	Q	I	03	100
GRANTOR: ROBINSON SHIRLEY						
GRANTEE: NASSAU COUNTY SCHOO						
0916/1521	12/16/1999	QC	Q	I	03	100
GRANTOR: TOWN OF HILLIARD						
GRANTEE: NASSAU COUNTY SCHOO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W29 N14 W44 FOP=[YR=2001] W21 S4 E21 N4$ S4 W21 N4 W78 FOP=[YR=2001] W71 S33 UOP=[YR=2001] W5 S52 E5 N52$ S85 E71 N8 W65 N24 E4 N6 W10 N15 E4 N9 W4 N15 E10 N6 W4 N28 E65 N7$ S7 W65 S28 E4 S6 W10 S15 E4 S9 W4 S15 E10 S6 W4 S24 E65 S8 E11 FOP=[YR=2001] E8 N5 W8 S5$ N5 E8 S5 E59 FOP=[YR=2001] E21 N7 W21 S7$ N7 E21 S7 E44 N14 E29 N24 E16 N42 W16 N24$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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