

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

17-2N-25-0000-0002-0000

[illegible]

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REVIEW DATE	02/12/2026	BY	KWA	Total Acres:	151.46	Total Land Value:	1,666,060	Market:	0	Agricultural:	0	Common:	1,666,060	PRINTED 07/09/2026 BY SYS
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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	01	MINIMUM 100			
Interior Floor	03	CONC FINSH 100			
Ceiling	04	NONE 100			
Air Condition	01	NONE 100			
Heating Type	01	NONE 100			
Fixtures		7 100			
Frame	03	MASONRY 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			08
NEIGHBORHOOD/LOC	8026.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	540	100	1993	540	47,728
TOTALS	540			540	47,728

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
3803	04	540	71.8200	128.56	69,422	1965	2000	0	0	0	31.25	68.75

7 RSTRM BLDG 0% - 2026

Heated Area: 540

HX Base Yr

18

30

30

18

BAS
1993

BLD DATE	12/03/2021	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2026

DC

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structure	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	03	CONC FINSH 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		1 100			
Frame	05	STEEL 100			
Story Height		10 100			
RMS		1 100			
Stories	1.	1. 100			
Units		0 100			
Quality		02	Quality Level 02		
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	720	100	2026	720	86,825
TOTALS	720			720	86,825

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		% COND
1701	04	720	80.7975	120.59	86,825	2025	2025	0	0	0	100.00

12 OFFICE

0% - 2026

Heated Area: 720

HX Base Yr

20

36

36

20

BAS
2026

BLD DATE	12/03/2021	KK	LGL DATE	
XF DATE			LAND DATE	05/07/2026

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