PT OF PARK,STORE LOT,BLK 15 &
PT OF UNDEVELOPED R/W'S IN
DBK 106/511 & OR 1205/845

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

2026

30-1S-24-0000-0003-0010

BUILDING CHARACTERISTICS

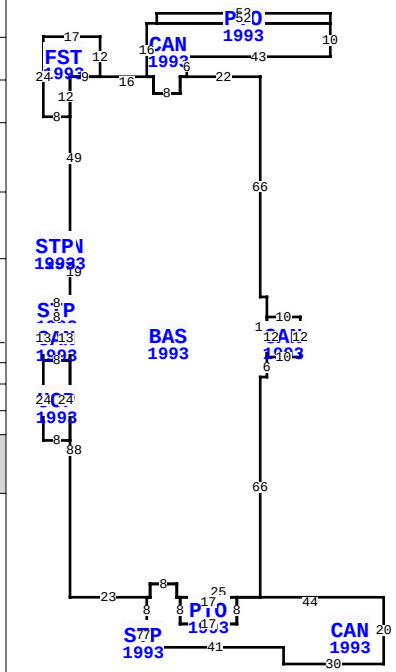
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	03	MASONRY 100
Story Height		13 100
RMS		9 100
Stories	1.	1. 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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,868	100	1993	8,868	1,207,766
CAN	12	30	1993	4	545
CAN	104	30	1993	31	4,222
CAN	120	30	1993	36	4,903
CAN	662	30	1993	199	27,103
CAN	1,111	30	1993	333	45,353
FST	300	50	1993	150	20,429
PTO	136	5	1993	7	953
PTO	156	5	1993	8	1,089
STP	12	10	1993	1	136
TOTALS	11,719			9,679	1,318,219

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	9,679	105.0192	217.91	2,109,151	1950	1970	0	0	0	37.50	62.50

1 SCHOOL 0% - 0 Heated Area: 8868 HX Base Yr



** This building has 13 Sub-Areas

6504 CHURCH AVE, BRYCEVILLE

BLD DATE	07/06/2017 KK	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 6 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		6,104,003
TOTAL MARKET OB/XF VALUE		80,240
TOTAL LAND VALUE - MARKET		427,800
TOTAL MARKET VALUE		6,612,043
SOH/AGL Deduction		0
ASSESSED VALUE		6,612,043
TOTAL EXEMPTION VALUE	01	6,612,043
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,612,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,305,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1205/0845	1/08/2004	FJ	Q	I	03	180,000
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: NASSAU COUNTY SCHOO						
0106/0511	4/06/1940	WD	Q	V	03	100
GRANTOR: WILLIAMSON MAMIE BRYC						
GRANTEE: BOARD OF PUBLIC INS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 CAN=[YR=1993] N6 E43 N10 PTO=[YR=1993] N3 W52 S3 E52$ W55 S16 E2 S5 E8 N5 E2$ W2 S5 W8 N5 W16 FST=[YR=1993] N12 W17 S24 E8 N12 E9$ W9 S49 CAN=[YR=1993] W3 STP=[YR=1993] W3 S4 E3 N4$ S4 E3 N4 $ S19 STP=[YR=1993] W8 S4 CAN=[YR=1993] S13 UOP=[YR=1993] S24 E8 N24 W8$ E8 N13 W8$ E8 N4$ S88 E23 CAN=[YR=1993] S8 STP=[YR=1993] W2 S7 E2 N7$ S7 E41 S5 E30 N20 W44 PTO=[YR=1993] W17 S8 E17 N8$ S8 W17 N8 W1 N4 W8 S4 W1$ E1 N4 E8 S4 E25 N66 E2 N6 CAN=[YR=1993] E10 N12 W10 S12$ N18 W2 N66$.

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	0803	ASPHALT C	0	0	0	0	11,079.00	SF	2.00	2.00	100	1973	1973	3	50	11,079	
2	0812	CONCRETE C	0	0	16	15	240.00	SF	4.00	4.00	100	1973	1973	3	22	211	
3	0425	CL FNC 8'	0	0	0	0	40.00	LF	10.65	10.65	100	1980	1980	3	20	85	
4	0425	CL FNC 8'	0	0	0	0	41.00	LF	10.65	10.65	100	1995	1995	3	30	131	
5	0812	CONCRETE C	0	0	84	5	420.00	SF	4.00	4.00	100	1995	1995	3	66	1,109	
6	0812	CONCRETE C	0	0	0	0	1,866.00	SF	4.00	4.00	100	1995	1995	3	66	4,926	
7	0810	CONCRETE A	0	0	17	4	68.00	SF	6.50	6.50	100	1995	1995	3	66	292	
8	0810	CONCRETE A	0	0	24	16	384.00	SF	6.50	6.50	100	1995	1995	3	66	1,647	
9	0803	ASPHALT C	0	0	0	0	24,317.00	SF	2.00	2.00	100	1990	1990	3	50	24,317	
10	0810	CONCRETE A	0	0	27	6	162.00	SF	6.50	6.50	100	1990	1990	3	54.5	574	

TOTAL OB/XF 44,371

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		OR	0.00	0.00	14.26	AC		1.00	1.00	1.00	30,000.00	30,000.00	427,800							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 14.26 Total Land Value: 427,800 Market: 0 Agricultural: 0 Common: 427,800 PRINTED 07/09/2026 BY SYS

PT OF PARK,STORE LOT,BLK 15 &
PT OF UNDEVELOPED R/W'S IN
DBK 106/511 & OR 1205/845

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

2026

30-1S-24-0000-0003-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 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		4 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

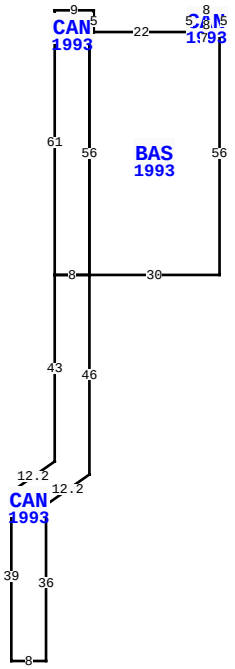
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	218,280
CAN	40	30	1993	12	1,559
CAN	493	30	1993	148	19,229
CAN	742	30	1993	223	28,974
TOTALS	2,955			2,063	268,043

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	2,063	80.7975	167.65	345,862	1980	1980	0	0	0	22.50	77.50

3 SCHOOL 0% - 0 Heated Area: 1680 HX Base Yr



6504 CHURCH AVE, BRYCEVILLE

BLD DATE	07/06/2017 KK	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

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	0400	CONC CURB	0	0	0	0	40.00	LF	15.00	15.00	100	2000	2000	3	81	486	
12	0402	CONC BUMPE	0	0	0	0	53.00	UT	25.00	25.00	100	2000	2000	3	81	1,073	
13	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	45	2,277	
14	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2000	2000	3	45	450	
15	0424	CL FNC 6'	0	0	0	0	63.00	LF	20.00	20.00	100	2000	2000	3	45	567	
16	4950	BOLLARD	0	0	0	0	9.00	UT	100.00	100.00	100	2000	2000	3	100	900	
17	0424	CL FNC 6'	0	0	0	0	45.00	LF	20.00	20.00	100	2000	2000	3	45	405	
18	0424	CL FNC 6'	0	0	0	0	34.00	LF	20.00	20.00	100	2000	2000	3	45	306	
19	0810	CONCRETE A	0	0	26	6	156.00	SF	6.50	6.50	100	2000	2000	3	75	761	
20	0505	FLAGPOLE A	0	0	0	0	30.00	LF	50.00	50.00	100	2000	2000	3	20	300	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		6,104,003
TOTAL MARKET OB/XF VALUE		80,240
TOTAL LAND VALUE - MARKET		427,800
TOTAL MARKET VALUE		6,612,043
SOH/AGL Deduction		0
ASSESSED VALUE		6,612,043
TOTAL EXEMPTION VALUE	01	6,612,043
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,612,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,305,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/0845	1/08/2004	FJ	Q	I	03	180,000
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: NASSAU COUNTY SCHOO						
0106/0511	4/06/1940	WD	Q	V	03	100
GRANTOR: WILLIAMSON MAMIE BRYC						
GRANTEE: BOARD OF PUBLIC INS						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W8 S5 BAS=[YR=1993] W22 CAN=[YR=1993] N5 W9 S61 CAN=[YR=1993] S43 D7 L10 S39 E8 N36 U7 R10 N46 W8$ E8 N56 E1$ W1 S56 E30 N56 W7$ E8 N5$.

LAND DESCRIPTION

TOTAL OB/XF 7,525

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: 14.26 Total Land Value: 427,800 Market: 0 Agricultural: 0 Common: 427,800 PRINTED 07/09/2026 BY SYS

PT OF PARK,STORE LOT,BLK 15 &
PT OF UNDEVELOPED R/W'S IN
DBK 106/511 & OR 1205/845

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

2026

30-1S-24-0000-0003-0010

BUILDING CHARACTERISTICS

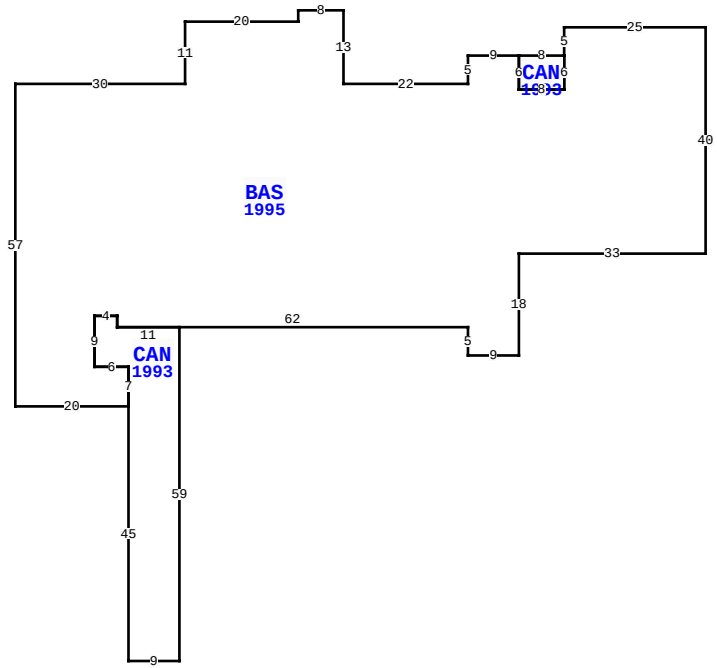
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	07	CORK/VTILE 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		14 100
RMS		7 100
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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,703	100	1995	5,703	818,879
CAN	48	30	1993	14	2,010
CAN	581	30	1993	174	24,984
TOTALS	6,332			5,891	845,874

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	5,891	92.2635	191.45	1,127,832	1995	1995	0	0	0	25.00	75.00

7 SCHOOL 0% - 0 Heated Area: 5703 HX Base Yr



6504 CHURCH AVE, BRYCEVILLE

BLD DATE	07/06/2017 KK	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 6 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		6,104,003
TOTAL MARKET OB/XF VALUE		80,240
TOTAL LAND VALUE - MARKET		427,800
TOTAL MARKET VALUE		6,612,043
SOH/AGL Deduction		0
ASSESSED VALUE		6,612,043
TOTAL EXEMPTION VALUE	01	6,612,043
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,612,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,305,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1205/0845	1/08/2004	FJ	Q	I	03	180,000
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: NASSAU COUNTY SCHOO						
0106/0511	4/06/1940	WD	Q	V	03	100
GRANTOR: WILLIAMSON MAMIE BRYC						
GRANTEE: BOARD OF PUBLIC INS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W25 S5 CAN=[YR=1993] W8 S6 E8 N6$ S6 W8 N6 W9 S5 W22 N13 W8 S2 W20 S11 W30 S57 E20 CAN=[YR=1993] S45 E9 N59 W11 N2 W4 S9 E6 S7$ N7 W6 N9 E4 S2 E62 S5 E9 N18 E33 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
21	0810	CONCRETE A	0	0	0	0	171.00	SF	6.50	6.50	100	2000	2000	3	75	834	
22	0812	CONCRETE C	0	0	0	0	1,511.00	SF	4.00	4.00	100	1990	1990	3	54.5	3,294	
23	0381	COOLER	0	0	14	8	112.00	SF	82.50	82.50	100	2000	2000	3	42	3,881	
24	0424	CL FNC 6'	0	0	0	0	48.00	LF	20.00	20.00	100	2000	2000	3	45	432	
25	0424	CL FNC 6'	0	0	0	0	97.00	LF	20.00	20.00	100	2000	2000	3	45	873	
26	1123	CB 8"	0	0	0	0	192.00	SF	6.15	6.15	100	1995	1995	3	66	779	
27	0810	CONCRETE A	0	0	14	7	98.00	SF	6.50	6.50	100	1995	1995	3	66	420	
28	0424	CL FNC 6'	0	0	0	0	13.00	LF	20.00	20.00	100	1995	1995	3	30	78	
29	1123	CB 8"	0	0	22	7	154.00	SF	6.15	6.15	100	1995	1995	3	66	625	
30	4950	BOLLARD	0	0	0	0	8.00	UT	100.00	100.00	100	1995	1995	3	100	800	

TOTAL OB/XF 12,016

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: 14.26 Total Land Value: 427,800 Market: 0 Agricultural: 0 Common: 427,800 PRINTED 07/09/2026 BY SYS

PT OF PARK,STORE LOT,BLK 15 &
PT OF UNDEVELOPED R/W'S IN
DBK 106/511 & OR 1205/845

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

2026

30-1S-24-0000-0003-0010

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	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

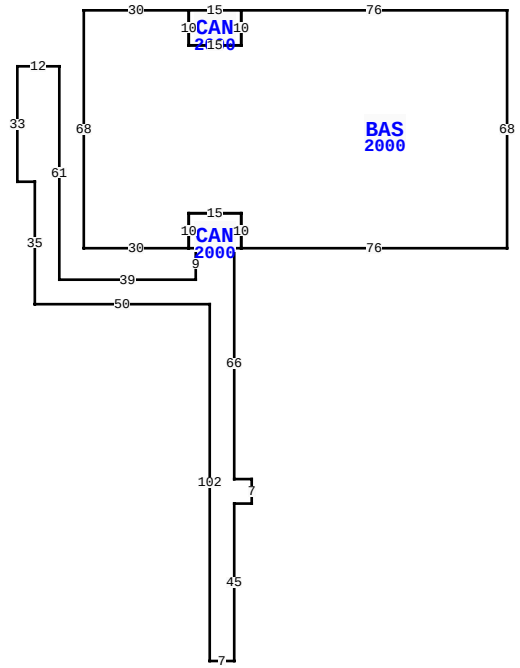
DOR CODE	8300	PUBLIC SCHOOLS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,928	100	2000	7,928	1,231,741
CAN	150	30	2000	45	6,991
CAN	1,989	30	2000	597	92,753
TOTALS	10,067			8,570	1,331,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	8,570	95.0796	197.29	1,690,775	2000	2000	0	0	0	21.25	78.75

8 SCHOOL 0% - 0 Heated Area: 7928 HX Base Yr



BLD DATE	07/06/2017	KK	LGL DATE
XF DATE			LAND DATE 05/12/2026 MLU
INC DATE			AG DATE

6504 CHURCH AVE, BRYCEVILLE

NASSAU COUNTY PROPERTY

PAGE 4 of 6 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		6,104,003
TOTAL MARKET OB/XF VALUE		80,240
TOTAL LAND VALUE - MARKET		427,800
TOTAL MARKET VALUE		6,612,043
SOH/AGL Deduction		0
ASSESSED VALUE		6,612,043
TOTAL EXEMPTION VALUE	01	6,612,043
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,612,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,305,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/0845	1/08/2004	FJ	Q	I	03	180,000
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: NASSAU COUNTY SCHOO						
0106/0511	4/06/1940	WD	Q	V	03	100
GRANTOR: WILLIAMSON MAMIE BRYC						
GRANTEE: BOARD OF PUBLIC INS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 CAN=[YR=2000] W15 S10 E15 N10$ S10 W15 N10 W30 S68 E30 CAN=[YR=2000] E2 S9 W39 N61 W12 S33 E5 S35 E50 S102 E7 N45 E5 N7 W5 N66 E2 N10 W15 S10$ N10 E15 S10 E76 N68$.

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	0810	CONCRETE A	0	0	0	0	232.00	SF	6.50	6.50	100	1995	1995	3	66	995	
32	0424	CL FNC 6'	0	0	0	0	116.00	LF	20.00	20.00	100	2000	2000	3	45	1,044	
33	0810	CONCRETE A	0	0	0	0	100.00	SF	6.50	6.50	100	2000	2000	3	75	488	
34	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2000	2000	3	100	400	
35	0424	CL FNC 6'	0	0	0	0	30.00	LF	20.00	20.00	100	2000	2000	3	45	270	
36	0810	CONCRETE A	0	0	0	0	256.00	SF	6.50	6.50	100	2000	2000	3	75	1,248	
37	0424	CL FNC 6'	0	0	0	0	116.00	LF	20.00	20.00	100	2000	2000	3	45	1,044	
38	0810	CONCRETE A	0	0	88	5	440.00	SF	6.50	6.50	100	2000	2000	3	75	2,145	
39	0811	CONCRETE B	0	0	100	6	600.00	SF	5.20	5.20	100	2000	2000	3	75	2,340	
40	0812	CONCRETE C	0	0	32	49	1,568.00	SF	4.00	4.00	100	2000	2000	3	75	4,704	

TOTAL OB/XF 14,678

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: 14.26 Total Land Value: 427,800 Market: 0 Agricultural: 0 Common: 427,800 PRINTED 07/09/2026 BY SYS

PT OF PARK,STORE LOT,BLK 15 &
PT OF UNDEVELOPED R/W'S IN
DBK 106/511 & OR 1205/845

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

2026

30-1S-24-0000-0003-0010

BUILDING CHARACTERISTICS

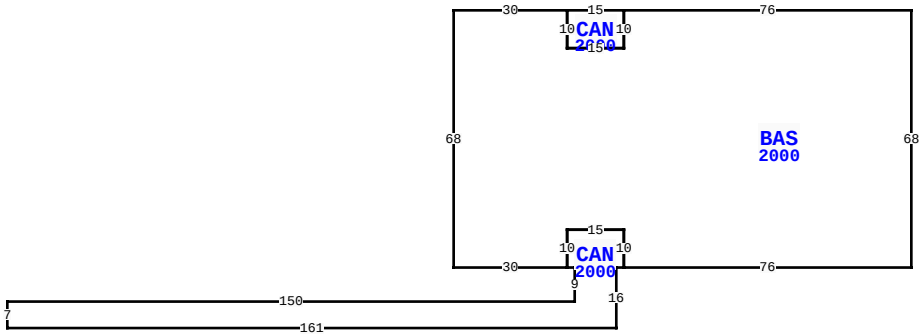
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	09	RIDGE FRME 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		0 100
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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,928	100	2000	7,928	1,231,741
CAN	150	30	2000	45	6,991
CAN	1,376	30	2000	413	64,166
TOTALS	9,454			8,386	1,302,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	8,386	95.0796	197.29	1,654,474	2000	2000	0	0	0	21.25	78.75

9 SCHOOL 0% - 0 Heated Area: 7928 HX Base Yr



BLD DATE	07/06/2017 KK
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/12/2026 MLU
AG DATE	

6504 CHURCH AVE, BRYCEVILLE

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	0810	CONCRETE A	0	0	9	5	45.00	SF	6.50	6.50	100	2000	2000	3	75	219	
42	0424	CL FNC 6'	0	0	0	0	75.00	LF	20.00	20.00	100	2000	2000	3	45	675	
43	0424	CL FNC 6'	0	0	0	0	84.00	LF	20.00	20.00	100	2000	2000	3	45	756	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		6,104,003
TOTAL MARKET OB/XF VALUE		80,240
TOTAL LAND VALUE - MARKET		427,800
TOTAL MARKET VALUE		6,612,043
SOH/AGL Deduction		0
ASSESSED VALUE		6,612,043
TOTAL EXEMPTION VALUE	01	6,612,043
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,612,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,305,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1205/0845	1/08/2004	FJ	Q	I	03	180,000
GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: NASSAU COUNTY SCHOO						
0106/0511	4/06/1940	WD	Q	V	03	100
GRANTOR: WILLIAMSON MAMIE BRYC						
GRANTEE: BOARD OF PUBLIC INS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W76 CAN=[YR=2000] W15 S10 E15 N10$ S10 W15 N10 W30 S68 E30 CAN=[YR=2000] E2 S9 W150 S7 E161 N16 E2 N10 W15 S10$ N10 E15 S10 E76 N68$.

LAND DESCRIPTION

TOTAL OB/XF 1,650

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

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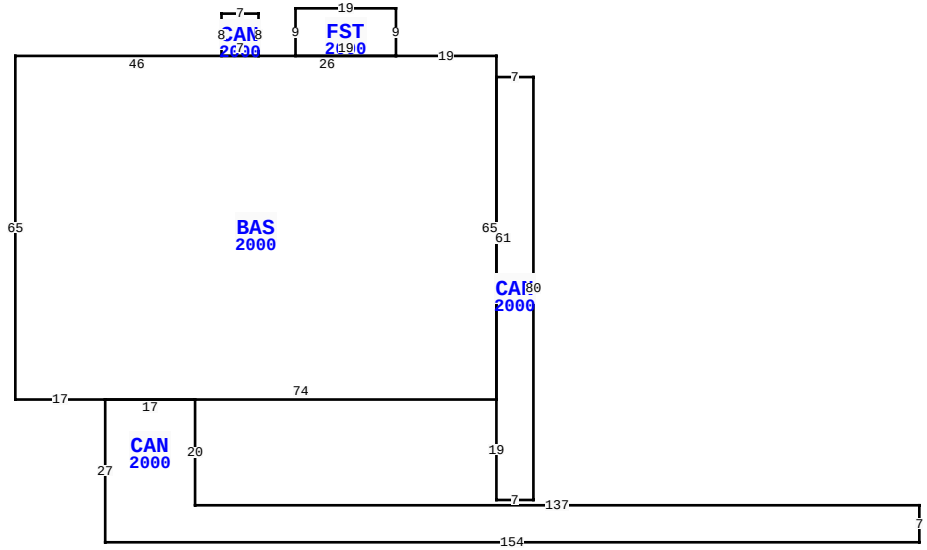
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,915	100	2000	5,915	928,259
CAN	56	30	2000	17	2,668
CAN	560	30	2000	168	26,365
CAN	1,418	30	2000	425	66,697
FST	171	50	2000	86	13,496
TOTALS	8,120			6,611	1,037,484

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7201	04	6,611	96.0400	199.28	1,317,440	2000	2000	0	0	0	21.25	78.75

10 SCHOOL 0% - 0 Heated Area: 5915 HX Base Yr



6504 CHURCH AVE, BRYCEVILLE

BLD DATE	07/06/2017 KK	LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
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NASSAU COUNTY PROPERTY

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TOTAL LAND VALUE - MARKET		427,800
TOTAL MARKET VALUE		6,612,043
SOH/AGL Deduction		0
ASSESSED VALUE		6,612,043
TOTAL EXEMPTION VALUE	01	6,612,043
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		6,612,043
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		6,305,796

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: NASSAU COUNTY CLERK O						
GRANTEE: NASSAU COUNTY SCHOO						
0106/0511	4/06/1940	WD	Q	V	03	100
GRANTOR: WILLIAMSON MAMIE BRYC						
GRANTEE: BOARD OF PUBLIC INS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W19 FST=[YR=2000] N9 W19 S9 E19$ W26 CAN=[YR=2000] N8 W7 S8 E7$ W46 S65 E17 CAN=[YR=2000] S27 E154 N7 W137 N20 W17$ E74 CAN=[YR=2000] S19 E7 N80 W7 S61$ N65$.

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: 14.26 Total Land Value: 427,800 Market: 0 Agricultural: 0 Common: 427,800 PRINTED 07/09/2026 BY SYS