

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

**42-2N-27-0000-0001-0140**

[illegible]

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

**42-2N-27-0000-0001-0140**

[illegible]

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

**42-2N-27-0000-0001-0140**

[illegible]

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

**42-2N-27-0000-0001-0140**

[illegible]

IN OR 971/318  
(EX OR 2659/802)  
ESMT OR 1385/1387

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

2026

42-2N-27-0000-0001-0140



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 19 | COMMON BRK 100 |
| Roof Structur            | 10 | STEEL FRME 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 01 | MINIMUM 100    |
| Interior Floo            | 06 | VINYL ASB 100  |
| Ceiling                  | 02 | F.NOT SUS 100  |
| Air Condition            | 06 | ENG CENTRL 100 |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 |    | 40 100         |
| Frame                    | 04 | REIN CONC 100  |
| Story Height             |    | 14 100         |
| RMS                      |    | 21 100         |
| Stories                  | 1. | 1. 100         |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 04      | Quality Level 04 |
| DOR CODE         | 8300    | PUBLIC SCHOOLS   |
| MAP NUM          |         | MKT AREA 04      |
| NEIGHBORHOOD/LOC | 4053.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 12,002           | 100         | 2003 | 12,002       | 283,317              |
| FOP       | 56               | 30          | 2003 | 17           | 3,234                |
| FOP       | 64               | 30          | 2003 | 19           | 3,615                |
| FOP       | 962              | 30          | 2003 | 289          | 54,980               |

|        |        |  |  |        |         |
|--------|--------|--|--|--------|---------|
| TOTALS | 13,084 |  |  | 12,327 | 345,146 |
|--------|--------|--|--|--------|---------|

| EXTRA FEATURES |            |             |     |     |   |   |           |    |           |
|----------------|------------|-------------|-----|-----|---|---|-----------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L | W | UNITS     | UT | Adj R     |
| 41             | 0402       | CONC BUMPE  | 0   | 0   | 0 | 0 | 73.00     | UT | 25.00     |
| 42             | 0972       | ST LGHT UN  | 0   | 0   | 0 | 0 | 15.00     | UT | 2,530.00  |
| 43             | 0975       | ST LT/ARM   | 0   | 0   | 0 | 0 | 10.00     | UT | 500.00    |
| 44             | 0963       | FIRE HYDR   | 0   | 0   | 0 | 0 | 7.00      | UT | 1,500.00  |
| 45             | 4950       | BOLLARD     | 0   | 0   | 0 | 0 | 22.00     | UT | 100.00    |
| 46             | 0991       | TENNIS CRT  | 0   | 0   | 0 | 0 | 6.00      | UT | 18,000.00 |
| 47             | 0426       | CL FNC 12'  | 0   | 0   | 0 | 0 | 994.00    | LF | 15.60     |
| 48             | 0802       | ASPHALT B   | 0   | 0   | 0 | 0 | 660.00    | SF | 2.40      |
| 49             | 0803       | ASPHALT C   | 0   | 0   | 0 | 0 | 40,600.00 | SF | 2.00      |
| 50             | 0803       | ASPHALT C   | 0   | 0   | 0 | 0 | 5,316.00  | SF | 2.00      |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |
|                  |          |     |                      |     |     |          |       |       |             |

| MARKET ADJUSTMENTS               |     |           |             |                |                |      |      |      |      |   |       |        |  |
|----------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                             | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 7201                             | 04  | 12,327    | 113.1900    | 234.87         | 2,895,242      | 2003 | 2003 | 0    | 0    | 0 | 19.00 | 81.00  |  |
| 5 SCHOOL 0% - 0                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| Heated Area: 12002 HX Base Yr    |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 85439 MINER RD, YULEE            |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE<br>XF DATE<br>INC DATE  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| LGL DATE<br>LAND DATE<br>AG DATE |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 05/08/2026 MLU                   |     |           |             |                |                |      |      |      |      |   |       |        |  |

| NASSAU COUNTY PROPERTY    |  |            |            |
|---------------------------|--|------------|------------|
| PAGE 5 of 21              |  |            | 4          |
| VALUATION SUMMARY         |  |            |            |
| VALUATION BY              |  | STANDARD   |            |
| Tax Group: 4              |  | Tax Dist:  |            |
| BUILDING MARKET VALUE     |  | 61,960,051 |            |
| TOTAL MARKET OB/XF VALUE  |  | 2,558,183  |            |
| TOTAL LAND VALUE - MARKET |  | 8,300,700  |            |
| TOTAL MARKET VALUE        |  | 72,818,934 |            |
| SOH/AGL Deduction         |  | 16,275,164 |            |
| ASSESSED VALUE            |  | 56,543,770 |            |
| TOTAL EXEMPTION VALUE     |  | 01         | 56,543,770 |
| BASE TAXABLE VALUE        |  | 0          |            |
| TOTAL JUST VALUE          |  | 72,818,934 |            |
| NCON VALUE                |  | 0          |            |
| INCOME VALUE              |  |            |            |
| PREVIOUS YEAR MKT VALUE   |  | 69,224,071 |            |

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

| SALES DATA                   |           |           |       |       |        |            |  |
|------------------------------|-----------|-----------|-------|-------|--------|------------|--|
| OFF RECORD Number            | DATE      | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |  |
| 0971/0318                    | 2/15/2001 | WD        | Q     | V     |        | 1,200,000  |  |
| GRANTOR: YPC INC             |           |           |       |       |        |            |  |
| GRANTEE: NASSAU COUNTY SCHOO |           |           |       |       |        |            |  |
|                              |           |           |       |       |        |            |  |
|                              |           |           |       |       |        |            |  |
|                              |           |           |       |       |        |            |  |

| BUILDING NOTES |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                                                                                                                                     |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|
| BAS=[YR=2003] W38 FOP=[YR=2003] W7 S8 E7 N8 \$ S8 W7 N8 W14 N8 W26 S8 W52 FOP=[YR=2003] W37 S26 FOP=[YR=2003] S8 E8 N8 W8 \$ E37 N26 \$ S26 W29 S8 W8 S40 E174 N74 \$ . |  |  |  |  |  |  |  |

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| BUILDING CHARACTERISTICS                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  | MARKET ADJUSTMENTS                                                                                                   |  |  |  |  |  |  |  |  |  | NASSAU COUNTY PROPERTY              |  |  |  |  |  |  |  |  |  |
|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|----------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|-------------------------------------|--|--|--|--|--|--|--|--|--|
| CONSTRUCTION                                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  | VALUATION SUMMARY                                                                                                    |  |  |  |  |  |  |  |  |  | PAGE 8 of 21                        |  |  |  |  |  |  |  |  |  |
| ELEMENT CD                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  | TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT                                       |  |  |  |  |  |  |  |  |  | NORM % COND                         |  |  |  |  |  |  |  |  |  |
| Exterior Wall 19 COMMON BRK 100                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | 7201 04 27,324 111.9195 232.23 6,345,453 2003 2003 0 0 19.00 81.00                                                   |  |  |  |  |  |  |  |  |  | VALUATION BY STANDARD               |  |  |  |  |  |  |  |  |  |
| Roof Structur 10 STEEL FRME 100                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  | 8 SCHOOL 0% - 0 Heated Area: 27256 HX Base Yr                                                                        |  |  |  |  |  |  |  |  |  | Tax Group: 4 Tax Dist:              |  |  |  |  |  |  |  |  |  |
| Roof Cover 03 COMP SHNGL 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  | BUILDING MARKET VALUE 61,960,051    |  |  |  |  |  |  |  |  |  |
| Interior Wall 01 MINIMUM 100                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  | TOTAL MARKET OB/XF VALUE 2,558,183  |  |  |  |  |  |  |  |  |  |
| Interior Floo 07 CORK/VTILE 100                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  | TOTAL LAND VALUE - MARKET 8,300,760 |  |  |  |  |  |  |  |  |  |
| Ceiling 01 FIN.SUSPD 100                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  | TOTAL MARKET VALUE 72,818,934       |  |  |  |  |  |  |  |  |  |
| Air Condition 06 ENG CENTRL 100                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  | SOH/AGL Deduction 16,275,164        |  |  |  |  |  |  |  |  |  |
| Heating Type 04 AIR DUCTED 100                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  | ASSESSED VALUE 56,543,770           |  |  |  |  |  |  |  |  |  |
| Fixtures 84 100                                                                                                                                                                                                        |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  | TOTAL EXEMPTION VALUE 01 56,543,770 |  |  |  |  |  |  |  |  |  |
| Frame 04 REIN CONC 100                                                                                                                                                                                                 |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  | BASE TAXABLE VALUE 0                |  |  |  |  |  |  |  |  |  |
| Story Height 14 100                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  | TOTAL JUST VALUE 72,818,934         |  |  |  |  |  |  |  |  |  |
| RMS 47 100                                                                                                                                                                                                             |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  | NCON VALUE 0                        |  |  |  |  |  |  |  |  |  |
| Stories 1. 100                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | INCOME VALUE                                                                                                         |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| Units 0 100                                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  | PREVIOUS YEAR MKT VALUE 69,224,071                                                                                   |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| Occupancy 00 NONE 100                                                                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| Quality 04 Quality Level 04                                                                                                                                                                                            |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| DOR CODE 8300 PUBLIC SCHOOLS                                                                                                                                                                                           |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| MAP NUM MKT AREA 04                                                                                                                                                                                                    |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| NEIGHBORHOOD/LOC 4053.00                                                                                                                                                                                               |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE                                                                                                                                          |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| BAS 27,256 100 2003 27,256 5,127,025                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| FOP 56 30 2003 17 3,198                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| FOP 56 30 2003 17 3,198                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| FOP 56 30 2003 17 3,198                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| FOP 56 30 2003 17 3,198                                                                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| TOTALS 27,480 27,324 5,139,817                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| EXTRA FEATURES                                                                                                                                                                                                         |  |  |  |  |  |  |  |  |  | 85439 MINER RD, YULEE                                                                                                |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 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                                                                                      |  |  |  |  |  |  |  |  |  | BLD DATE LGL DATE 05/08/2026 MLU                                                                                     |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 71 0810 CONCRETE A 0 0 0 0 780.00 SF 6.50 6.50 100 2006 2006 3 84 4,259                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 72 0424 CL FNC 6' 0 0 0 0 940.00 LF 20.00 20.00 100 2006 2006 3 64 12,032                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 73 0425 CL FNC 8' 0 0 0 0 95.00 LF 10.65 10.65 100 2006 2006 3 64 648                                                                                                                                                  |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 74 0426 CL FNC 12' 0 0 0 0 280.00 LF 15.60 15.60 100 2006 2006 3 64 2,796                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 75 0464 FNC GT 10' 0 0 0 0 2.00 UT 350.00 350.00 100 2006 2006 3 64 448                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 76 0940 SHEDS/PORT 0 0 12 10 120.00 SF 30.00 30.00 100 2006 2006 3 22 792                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 77 0350 CARPORT WD 0 0 31 10 310.00 SF 13.00 13.00 100 2006 2006 3 22 887                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 78 0350 CARPORT WD 0 0 31 10 310.00 SF 13.00 13.00 100 2006 2006 3 22 887                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 79 0812 CONCRETE C 0 0 0 0 2,617.00 SF 4.00 4.00 100 2006 2006 3 84 8,793                                                                                                                                              |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 80 0811 CONCRETE B 0 0 0 0 806.00 SF 5.20 5.20 100 2006 2006 3 84 3,521                                                                                                                                                |  |  |  |  |  |  |  |  |  |                                                                                                                      |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION                                                                                                                                                                                                       |  |  |  |  |  |  |  |  |  | TOTAL OB/XF 35,063                                                                                                   |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |
| 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: 92.23 Total Land Value: 8,300,700 Market: 0 Agricultural: 0 Common: 8,300,700 PRINTED 07/09/2026 BY SYS |  |  |  |  |  |  |  |  |  |                                     |  |  |  |  |  |  |  |  |  |



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

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[illegible]

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