

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

50-3N-27-0000-0001-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY																					
ELEMENT		CD								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY				STANDARD				
Exterior Wall		15	CONC BLOCK 80							7201	04	17,035	69.8535	144.95	2,469,223	1986	1986	0	0	0	19.50	80.50	Tax Group: 4				Tax Dist:				
Exterior Wall		17	CB STUCCO 20							1 SCHOOL 0% - 0 Heated Area: 15851 HX Base Yr														BUILDING MARKET VALUE				12,370,774			
Roof Structure		09	RIDGE FRME 100							The diagram shows a rectangular building footprint. The overall width is 109 units and the depth is 88 units. There are setbacks on all sides: 14' on the left, 6' on the top-left corner, 7' on the top-right corner, and 21' on the bottom-left corner. The total area is 9,572 sq ft. The building area is 9,572 sq ft. The lot area is 10,000 sq ft. The remaining area is 428 sq ft.														TOTAL MARKET OB/XF VALUE				265,735			
Roof Cover		02	ROLL COMP 100																					TOTAL LAND VALUE - MARKET				1,985,400			
Interior Wall		01	MINIMUM 100																					TOTAL MARKET VALUE				14,621,909			
Interior Floor		07	CORK/VTILE 100																					SOH/AGL Deduction				0			
Ceiling		01	FIN.SUSPD 100																					ASSESSED VALUE				14,621,909			
Air Condition		03	CENTRAL 100																					TOTAL EXEMPTION VALUE				01 14,621,909			
Heating Type		04	AIR DUCTED 100																					BASE TAXABLE VALUE				0			
Fixtures		7	100																					TOTAL JUST VALUE				14,621,909			
Frame		03	MASONRY 100																					NCON VALUE				0			
Story Height			10 100																					INCOME VALUE							
RMS			8 100							PREVIOUS YEAR MKT VALUE				13,856,953																	
Stories		1.	1. 100																												
Units			0 100																												
BUD8 Adjustme		04	DIST 01 100																												
Occupancy		00	NONE 100																												
Quality		03	Quality Level 03																												
DOR CODE		8300PUBLIC 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	42	100	1993	42	4,901																										
BAS	49	100	1993	49	5,718																										
BAS	15,760	100	1993	15,760	1,838,952																										
CAN	1,576	30	1994	473	55,192																										
CAN	1,576	30	1994	473	55,192																										
FST	98	50	1994	49	5,718																										
FST	378	50	1994	189	22,054																										
TOTALS		19,479			17,035	1,987,725																									
EXTRA FEATURES						900 GOODBREAD DR, YULEE										BLD DATE		07/17/2017		KK		LGL DATE		05/08/2026		MLU					
																XF DATE				LAND DATE											
																INC DATE				AG DATE											
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															
1	0812	CONCRETE C	0	0	40	5		200.00	SF 4.00	4.00	100	1986	1986	3	44	352															
2	0351	CARPORT MT	0	0	50	60		3,000.00	SF 10.00	10.00	100	1986	1986	3	20	6,000															
3	0803	ASPHALT C	0	0	0	0		51,782.00	SF 2.00	2.00	100	1986	1986	3	50	51,782															
4	0810	CONCRETE A	0	0	32	5		160.00	SF 6.50	6.50	100	1986	1986	3	44	458															
5	0819	CONC 12"	0	0	74	5		370.00	SF 9.50	9.50	100	1986	1986	3	44	1,547															
6	0972	ST LGHT UN	0	0	0	0		7.00	UT 2,530.00	2,530.00	100	1986	1986	3	22	3,896															
7	0975	ST LT/ARM	0	0	0	0		1.00	UT 500.00	500.00	100	1986	1986	3	22	110															
8	0400	CONC CURB	0	0	0	0		2,673.00	LF 15.00	15.00	100	1986	1986	3	56	22,453															
9	0402	CONC BUMPE	0	0	0	0		3.00	UT 25.00	25.00	100	1986	1986	3	56	42															
10	0810	CONCRETE A	0	0	69	5		345.00	SF 6.50	6.50	100	1986	1986	3	44	987															
LAND DESCRIPTION						TOTAL OB/XF										87,627															
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							
1	008300	C	SCHOOL	0		OR	0.00	0.00	22.06	AC		1.00	1.00	1.00	90,000.00	90,000.00	1,985,400														

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