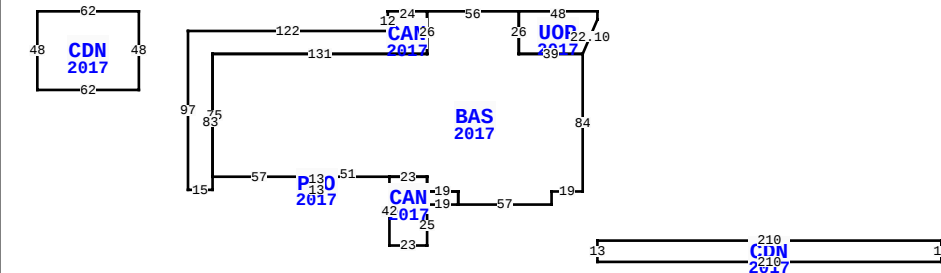


NASSAU COUNTY SCHOOL BOARD
1201 ATLANTIC AV
FERNANDINA BEACH, FL 32034

50-3N-27-0000-0001-0350



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 9												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND										
Exterior Wall	20	FACE BRICK 100								7201	04	23,359	85.5323	177.48	4,145,755	2017	2017		0	0	0	6.00	94.00	VALUATION BY								
Roof Structur	09	RIDGE FRME 100								1 SCHOOL 0% - 0														STANDARD								
Roof Cover	04	BUILT-UP 100								Heated Area: 19717														HX Base Yr								
Interior Wall	01	MINIMUM 100																														
Interior Floo	07	CORK/VTILE 70																														
Interior Floo	14	CARPET 30																														
Ceiling	01	FIN.SUSPD 100																														
Air Condition	03	CENTRAL 100																														
Heating Type	04	AIR DUCTED 100																														
Fixtures	35	100																														
Frame	03	MASONRY 100																														
Story Height		16 100																														
RMS		34 100																														
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																						04							
NEIGHBORHOOD/LOC		4053.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	19,717	100	2017	19,717	289,411																											
CAN	1,118	30	2017	335	55,889																											
CAN	3,577	30	2017	1,073	179,010																											
CDN	2,730	35	2017	956	159,491																											
CDN	2,976	35	2017	1,042	173,838																											
PTO	104	5	2017	5	834																											
UOP	1,154	20	2017	231	38,538																											
TOTALS		31,376			23,359	897,010																										
EXTRA FEATURES						550 CURIOSITY AVE DR, 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															
1	0803	ASPHALT C	0	0	0	0	72,090.00	SF	2.00	2.00	100	2017	2017	3	76	109,577																
2	0812	CONCRETE C	0	0	0	0	16,208.00	SF	4.00	4.00	100	2017	2017	3	95	61,590																
3	0400	CONC CURB	0	0	0	0	3,371.00	LF	15.00	15.00	100	2017	2017	3	97	49,048																
4	1128	BRICK 12"	0	0	0	0	215.00	SF	14.00	14.00	100	2017	2017	3	99	2,980																
5	0972	ST LGHT UN	0	0	0	0	13.00	UT	2,530.00	2,530.00	100	2017	2017	3	89	29,272																
6	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2017	2017	3	89	890																
7	0424	CL FNC 6'	0	0	0	0	420.00	LF	20.00	20.00	100	2017	2017	3	89	7,476																
8	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2017	2017	3	89	801																
9	0812	CONCRETE C	0	0	108	64	6,912.00	SF	4.00	4.00	100	2017	2017	3	95	26,266																
10	0424	CL FNC 6'	0	0	0	0	166.00	LF	20.00	20.00	100	2017	2017	3	89	2,955																
LAND DESCRIPTION										TOTAL OB/XF										290,855												
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		PD - E	0.00	0.00	27.49	AC	1.00	1.00	1.00	125,000.00	125,000.00	3,436,250															

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

50-3N-27-0000-0001-0350

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																						
CONSTRUCTION						VALUATION SUMMARY																			4														
Exterior Wall	CD	20	FACE BRICK 100		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY								STANDARD													
Roof Structur	09	09	RIDGE FRME 100		7201	04	25,025	92.4882	191.91	4,802,548	2017	2017		0	0	0	6.00	94.00	Tax Group: 4								Tax Dist:												
Roof Cover	04	04	BUILT-UP 100		Heated Area: 21032													HX Base Yr								BUILDING MARKET VALUE								23,577,772					
Interior Wall	01	01	MINIMUM 100																							TOTAL MARKET OB/XF VALUE								1,002,496					
Interior Floo	07	07	CORK/VTILE 80																							TOTAL LAND VALUE - MARKET								3,436,250					
Interior Floo	15	15	HARDTILE 20																							TOTAL MARKET VALUE								28,016,518					
Ceiling	01	01	FIN.SUSPD 100																							SOH/AGL Deduction								0					
Air Condition	03	03	CENTRAL 100																							ASSESSED VALUE								28,016,518					
Heating Type	04	04	AIR DUCTED 100																							TOTAL EXEMPTION VALUE								01	28,016,518				
Fixtures	44	44	100																							BASE TAXABLE VALUE								0					
Frame	03	03	MASONRY 100																							TOTAL JUST VALUE								28,016,518					
Story Height			19 100																							NCON VALUE								0					
RMS			33 100																							INCOME VALUE													
Stories	1.	1.	100																							PREVIOUS YEAR MKT VALUE								26,816,725					
Units			0 100																																				
Occupancy	00	00	NONE 100																																				
Quality					03	Quality Level 03																																	
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	21,032	100	2017	21,032	794,076																																		
CAN	464	30	2017	139	25,075																																		
CAN	816	30	2017	245	44,197																																		
CAN	6,961	30	2017	2,088	376,666																																		
CDN	845	35	2017	296	53,397																																		
FST	312	50	2017	156	28,142																																		
FST	806	50	2017	403	72,700																																		
FST	1,333	50	2017	666	120,143																																		
TOTALS					32,569			25,025	4,514,395																														
EXTRA FEATURES					550 CURIOSITY AVE DR, 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																							
11	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	89	267																								
12	0424	CL FNC 6'	0	0	0	166.00	LF	20.00	20.00	100	2017	2017	3	89	2,955																								
13	0463	FENCE GATE	0	0	0	1.00	UT	300.00	300.00	100	2017	2017	3	89	267																								
14	0812	CONCRETE C	0	0	0	2,791.00	SF	4.00	4.00	100	2017	2017	3	95	10,606																								
15	0422	CL FNC 4'	0	0	0	174.00	LF	15.00	15.00	100	2017	2017	3	89	2,323																								
16	0463	FENCE GATE	0	0	0	2.00	UT	300.00	300.00	100	2017	2017	3	89	534																								
17	0424	CL FNC 6'	0	0	0	62.00	LF	20.00	20.00	100	2017	2017	3	89	1,104																								
18	0810	CONCRETE A	0	0	0	318.00	SF	6.50	6.50	100	2017	2017	3	95	1,964																								
19	0810	CONCRETE A	0	0	8	7	56.00	SF	6.50	100	2017	2017	3	95	346																								
20	0803	ASPHALT C	0	0	0	32,066.00	SF	2.00	2.00	100	2017	2017	3	76	48,740																								
LAND DESCRIPTION					TOTAL OB/XF																																		

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

50-3N-27-0000-0001-0350

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																															
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																																	
Exterior Wall	20	09	FACE BRICK 100	RIDGE FRME 100	7201	04	18,389	79.8000	165.58	3,044,851	2017	2017		0	0	6.00	94.00	VALUATION BY		STANDARD																															
Roof Structur	03	01	COMP SHNGL 100	MINIMUM 100	3 SCHOOL 0% - 0													Heated Area: 16836													HX Base Yr																				
Roof Cover	07	01	CORK/VTILE 100	FIN.SUSPD 100																																															
Interior Wall	03	04	CENTRAL 100	AIR DUCTED 100																																															
Interior Floo	03	03	46 100	MASONRY 100																																															
Ceiling	01	00	12 100	NONE 100																																															
Air Condition	03	00	37 100	1. 100																																															
Heating Type	04	00	0 100	0 100																																															
Fixtures	03	00	1. 100	0 100																																															
Frame	00	00	0 100	0 100																																															
Story Height	00	00	0 100	0 100																																															
RMS	00	00	0 100	0 100																																															
Stories	00	00	0 100	0 100																																															
Units	00	00	0 100	0 100																																															
Occupancy	00	00	0 100	0 100																																															
Quality					03	Quality Level 03																																													
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	16,836	100	2017	16,836	2,620,443																																														
CAN	348	30	2017	104	16,187																																														
CAN	528	30	2017	158	24,592																																														
CAN	540	30	2017	162	25,215																																														
CDN	3,225	35	2017	1,129	175,724																																														
TOTALS					21,477			18,389	2,862,160																																										
EXTRA FEATURES					550 CURIOSITY AVE DR, 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																																		
21	4950	BOLLARD	0	0	0	0	11.00	UT	100.00	100.00	100	2017	2017	3	100	1,100																																			
22	0400	CONC CURB	0	0	0	0	466.00	LF	15.00	15.00	100	2017	2017	3	97	6,780																																			
23	0810	CONCRETE A	0	0	0	0	316.00	SF	6.50	6.50	100	2017	2017	3	95	1,951																																			
24	0972	ST LGHT UN	0	0	0	0	5.00	UF	2,530.00	2,530.00	100	2017	2017	3	89	11,259																																			
25	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2017	2017	3	89	445																																			
26	0466	FNC GT 20'	0	0	0	0	1.00	UT	750.00	750.00	100	2017	2017	3	89	668																																			
27	0467	FNC GT 25'	0	0	0	0	1.00	UT	875.00	875.00	100	2017	2017	3	89	779																																			
28	0424	CL FNC 6'	0	0	0	0	108.00	LF	20.00	20.00	100	2017	2017	3	89	1,922																																			
29	0810	CONCRETE A	0	0	0	0	165.00	SF	6.50	6.50	100	2017	2017	3	95	1,019																																			
30	0424	CL FNC 6'	0	0	0	0	1,168.00	LF	20.00	20.00	100	2017	2017	3	89	20,790																																			
LAND DESCRIPTION					TOTAL OB/XF										46,713																																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																											

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

50-3N-27-0000-0001-0350

[illegible]

PT E WATERMAN MILL GRANT
SEC 50-3N-27E IN OR 1981/109
BEING "SCHOOL SITE" PARCEL

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

2026

50-3N-27-0000-0001-0350



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 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	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		41 100
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 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	17,000	100	2017	17,000	2,583,007
CAN	372	30	2017	112	17,018
CDN	2,532	35	2017	886	134,620

TOTALS	19,904			17,992	734,645
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
41	0812	CONCRETE C	0	0	67	15			1,005.00
42	0810	CONCRETE A	0	0	29	7			203.00
43	0803	ASPHALT C	0	0	0	0			10,160.00
44	0400	CONC CURB	0	0	0	0			179.00
45	0467	FNC GT 25'	0	0	0	0			1.00
46	1123	CB 8"	0	0	6	5			30.00
47	0424	CL FNC 6'	0	0	0	0			140.00
48	1123	CB 8"	0	0	0	0			515.00
49	4950	BOLLARD	0	0	0	0			11.00
50	0812	CONCRETE C	0	0	0	0			3,074.00

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	17,998	77.9000	161.64	2,909,197	2017	2017	0	0	6.00	94.00
5 SCHOOL 0% - 0 Heated Area: 17000 HX Base Yr											
CDN 2017											

BLD DATE	05/26/2022	KKHS	LGL DATE	
XF DATE			LAND DATE	06/21/2024
INC DATE			AG DATE	TD

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
41	0812	CONCRETE C	0	0	67	15			1,005.00
42	0810	CONCRETE A	0	0	29	7			203.00
43	0803	ASPHALT C	0	0	0	0			10,160.00
44	0400	CONC CURB	0	0	0	0			179.00
45	0467	FNC GT 25'	0	0	0	0			1.00
46	1123	CB 8"	0	0	6	5			30.00
47	0424	CL FNC 6'	0	0	0	0			140.00
48	1123	CB 8"	0	0	0	0			515.00
49	4950	BOLLARD	0	0	0	0			11.00
50	0812	CONCRETE C	0	0	0	0			3,074.00

TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 5 of 9
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		23,577,772	
TOTAL MARKET OB/XF VALUE		1,002,496	
TOTAL LAND VALUE - MARKET		3,436,250	
TOTAL MARKET VALUE		28,016,518	
SOH/AGL Deduction		0	
ASSESSED VALUE		28,016,518	
TOTAL EXEMPTION VALUE		01	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		28,016,518	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		26,816,725	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1981/0109	7/09/2014	SW	U	V	11		100
GRANTOR: TERRAPOINTE LLC ET AL							
GRANTEE: DISTRICT SCHOOL BOA							
1927/0111	7/09/2014	WD	U	V	18		100
GRANTOR: TERRAPOINTE LLC							
GRANTEE: DISTRICT SCHOOL BOA							

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2017] W206 S32 W3 S3 CAN=[YR=2017] W31 S12 E31 N12\$ S15 E3 S32 E206 N32 E3 N18 W3 N32\$ PTR= E15 CDN=[YR=2017] E37 S12 W25 S174 W12 N186\$ W15\$.									

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

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FERNANDINA BEACH, FL 32034

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