

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

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

2026

50-3N-27-4720-0002-0000



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	03	PLASTER 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	06	STEAM 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height	12	100
RMS	23	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA
		04

NEIGHBORHOOD/LOC	4053.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	15,806	100	1993	15,806	537,647
CAN	40	30	1993	12	1,168
CAN	45	30	1993	14	1,362
CAN	269	30	1993	81	7,880
CAN	1,650	30	1993	495	48,155
FST	520	50	1993	260	25,293
STP	30	10	1993	3	292
STP	35	10	1993	4	389
STP	42	10	1993	4	389
STP	66	10	1993	7	681

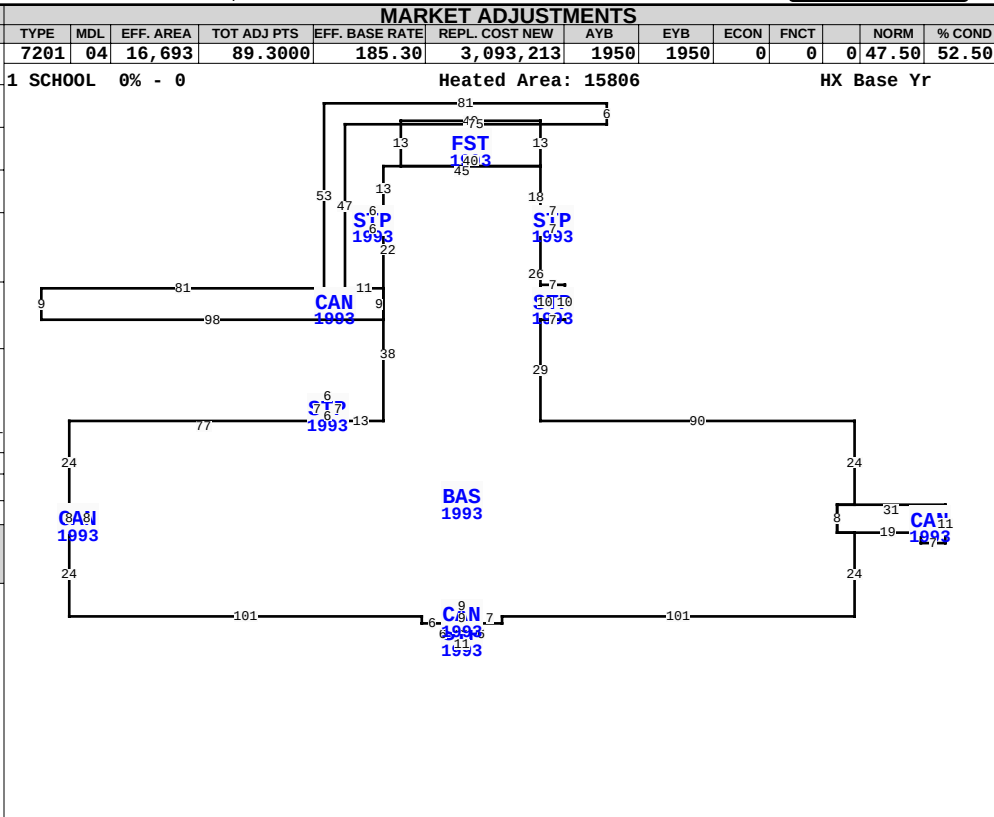
TOTALS	18,573			16,693	623,937
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EXTRA FEATURES					
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L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0430	CL FNC 6B	0	0	0	0	3,320.00	LF	9.70	9.70	100	1992	1992	3	27	8,695	
2	0424	CL FNC 6'	0	0	0	0	1,464.00	LF	20.00	20.00	100	1996	1996	3	32	9,370	
3	0463	FENCE GATE	0	0	0	0	6.00	UT	300.00	300.00	100	1992	1992	3	27	486	
4	0464	FNC GT 10'	0	0	0	0	6.00	UT	350.00	350.00	100	1992	1992	3	27	567	
5	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00	400.00	100	1950	1950	3	20	160	
6	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1975	1975	3	20	1,012	
7	0402	CONC BUMPE	0	0	0	0	32.00	UT	25.00	25.00	100	1986	1986	3	56	448	
8	0940	SHEDS/PORT	0	0	8	8	64.00	SF	30.00	30.00	100	1950	1950	3	20	384	
9	0964	HALON SYST	0	0	12	4	48.00	SF	50.00	50.00	100	1992	1992	3	60	1,440	
10	0812	CONCRETE C	0	0	0	0	2,529.00	SF	4.00	4.00	100	1970	1970	3	20	2,023	

LAND DESCRIPTION																	
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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
1	008300	C	SCHOOL	0		GPU			177,720.00	SF		1.00	1.00	1.00	5.00	5.00	888,600
2	008300	C	SCHOOL	0		GPU			7.98	AC		1.00	1.00	1.00	90,000.00	90,000.00	718,200



** This building has 11 Sub-Areas

850935 US HWY 17, YULEE

BLD DATE	10/27/2016	KK	LGL DATE	
XF DATE			LAND DATE	05/08/2026
INC DATE			AG DATE	DC

TOTAL OB/XF																	
24,585																	

NASSAU COUNTY PROPERTY									
PAGE 1 of 10									

VALUATION SUMMARY		STANDARD
VALUATION BY		
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		7,790,616
TOTAL MARKET OB/XF VALUE		120,618
TOTAL LAND VALUE - MARKET		1,606,800
TOTAL MARKET VALUE		9,518,034
SOH/AGL Deduction		1,606,303
ASSESSED VALUE		7,911,731
TOTAL EXEMPTION VALUE	01	7,911,731
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		9,518,034
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		8,904,761

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0671/1224	10/30/1992	TD	Q	I	03	0	

GRANTOR: TRUSTEES OF YULEE UNI							
GRANTEE: THE SCHOOL BOARD OF							

BUILDING NOTES							

BUILDING DIMENSIONS							

BAS=[YR=1993] W90 N29 STP=[YR=1993] E7 N10 W7 S10\$ N26
STP=[YR=1993] E7 N5 W7 S5\$ N18 FST=[YR=1993] N13 W40 S13
E40\$ W45 S13 STP=[YR=1993] W6 S5 E6 N5\$ S22 CAN=[YR=1993]
W11 N47 E75 N6 W81 S53 W81 S9 E98 N9\$ S38 W13 STP=[YR=1993]
N7 W6 S7 E6\$ W77 S24 CAN=[YR=1993] S8 E5 N8 W5\$ E5 S8 W5 S24
E101 S2 E6 STP=[YR=1993] S6 E11 N6 W1 CAN=[YR=1993] N5 W9
S5 E9\$ W10\$ E1 N5 E9 S5 E7 N2 E101 N24 CAN=[YR=1993] E19 S3
E7 N11 W31 S8 E5\$ W5 N8 E5 N24 \$.

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

50-3N-27-4720-0002-0000

[illegible]

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

50-3N-27-4720-0002-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 3 of 10									
Exterior Wall										7201 04 9,088 98.5446 204.48 1,858,314 1950 1950 0 0 47.50 52.50										VALUATION BY									
Roof Structur										5 SCHOOL 0% - 0 Heated Area: 9058 HX Base Yr										STANDARD									
Roof Cover																				Tax Group: 4 Tax Dist:									
Interior Wall																				BUILDING MARKET VALUE 7,790,616									
Interior Floo																				TOTAL MARKET OB/XF VALUE 120,618									
Ceiling																				TOTAL LAND VALUE - MARKET 1,606,800									
Air Condition																				TOTAL MARKET VALUE 9,518,034									
Heating Type																				SOH/AGL Deduction 1,606,303									
Fixtures																				ASSESSED VALUE 7,911,731									
Frame																				TOTAL EXEMPTION VALUE 01 7,911,731									
Story Height																				BASE TAXABLE VALUE 0									
RMS																				TOTAL JUST VALUE 9,518,034									
Stories																				NCON VALUE 0									
Units																				INCOME VALUE									
BUD8 Adjustme																				PREVIOUS YEAR MKT VALUE 8,904,761									
Occupancy																													
Quality																													
DOR CODE																													
MAP NUM																													
NEIGHBORHOOD/LOC																													
AREA TYPE																													
TOTAL GROSS AREA																													
PCT OF BASE																													
YEAR																													
TOT ADJ AREA																													
SUBAREA MARKET VALUE																													
BAS																													
CAN																													
CAN																													
STP																													
TOTALS																													
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																													
21 0463 FENCE GATE 0 0 0 0 2.00 UT 300.00 300.00 100 1990 1990 3 25 150																													
22 0810 CONCRETE A 0 0 18 16 288.00 SF 6.50 6.50 100 1992 1992 3 59.5 1,114																													
23 0467 FNC GT 25' 0 0 0 0 1.00 UT 875.00 875.00 100 1992 1992 3 27 236																													
24 0424 CL FNC 6' 0 0 0 0 27.00 LF 20.00 20.00 100 1992 1992 3 27 146																													
25 0810 CONCRETE A 0 0 0 0 482.00 SF 6.50 6.50 100 1990 1990 3 54.5 1,707																													
26 0424 CL FNC 6' 0 0 0 0 114.00 LF 20.00 20.00 100 2000 2000 3 45 1,026																													
27 0463 FENCE GATE 0 0 0 0 2.00 UT 300.00 300.00 100 2000 2000 3 45 270																													
28 0812 CONCRETE C 0 0 0 0 1,261.00 SF 4.00 4.00 100 1997 1997 3 70 3,531																													
29 0810 CONCRETE A 0 0 0 0 280.00 SF 6.50 6.50 100 1997 1997 3 70 1,274																													
30 0430 CL FNC 6B 0 0 0 0 48.00 LF 9.70 9.70 100 1997 1997 3 36 168																													
LAND DESCRIPTION										TOTAL OB/XF 9,622																			
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																													
REVIEW DATE																													
01/06/2023																													
BY																													
HSA																													
Total Acres: 12.06																													
Total Land Value: 1,606,800																													
Market: 0																													
Agricultural: 0																													
Common: 1,606,800																													
PRINTED 07/09/2026 BY SYS																													

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

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

2026

50-3N-27-4720-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	03	PLASTER 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Fixtures	9	100
Frame	03	MASONRY 100
Story Height	14	100
RMS	12	100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM	MKT AREA 04	

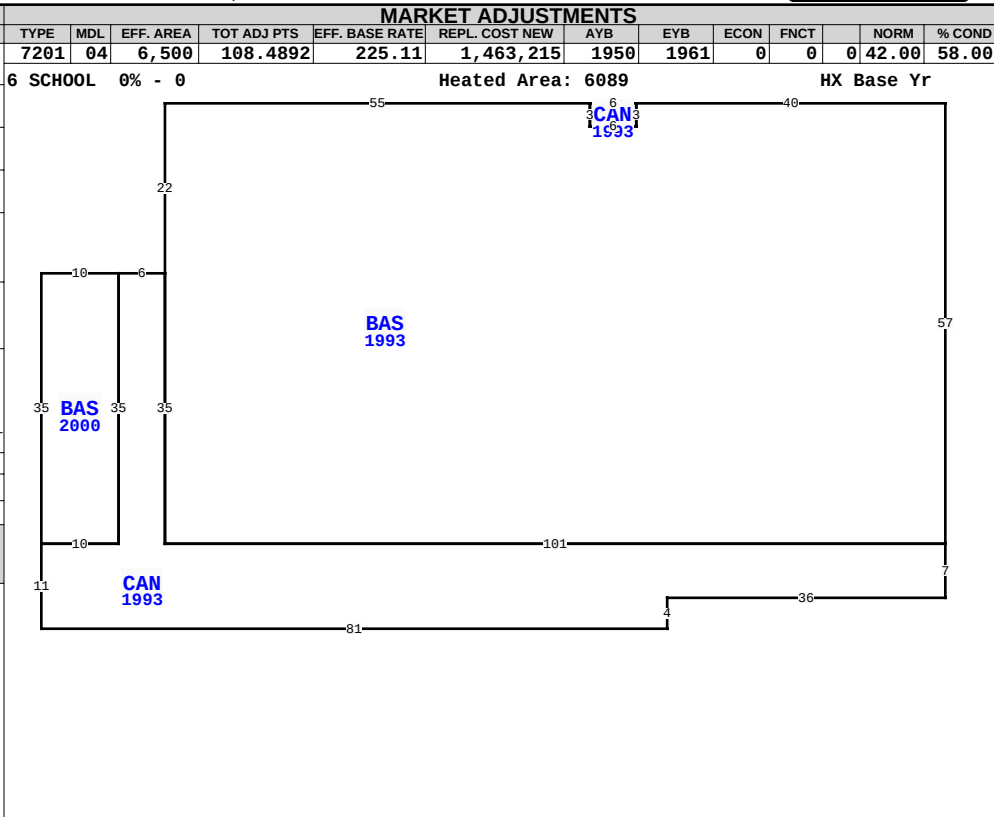
NEIGHBORHOOD/LOC		4053.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,739	100	1993	5,739	749,305
BAS	350	100	2000	350	45,698
CAN	18	30	1993	5	653
CAN	1,353	30	1993	406	53,009

TOTALS	7,460			6,500	848,665
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
31	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00
32	0430	CL FNC 6B	0	0	0	0	47.00	LF	9.70
33	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00
34	0812	CONCRETE C	0	0	0	0	1,502.00	SF	4.00
35	0418	EXHST FAN	0	0	0	0	2.00	UT	400.00
36	0812	CONCRETE C	0	0	0	0	6,744.00	SF	4.00
37	0424	CL FNC 6'	0	0	0	0	59.00	LF	20.00
38	0423	CL FNC 5'	0	0	0	0	242.00	LF	6.85
39	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00
40	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00

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

REVIEW DATE 01/06/2023 BY HSA



850935 US HWY 17, YULEE					BLD DATE		10/27/2016		KK	LGL DATE		05/08/2026	DC
					XF DATE				LAND DATE				
					INC DATE				AG DATE				
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1.00	UT	300.00	300.00	100	1997	1997	3	36	108				
47.00	LF	9.70	9.70	100	1997	1997	3	36	164				
1.00	UT	300.00	300.00	100	1997	1997	3	36	108				
1,502.00	SF	4.00	4.00	100	1992	1992	3	59.5	3,575				
2.00	UT	400.00	400.00	100	1992	1992	3	20	160				
6,744.00	SF	4.00	4.00	100	1992	1992	3	59.5	16,051				
59.00	LF	20.00	20.00	100	1992	1992	3	27	319				
242.00	LF	6.85	6.85	100	1992	1992	3	27	448				
3.00	UT	300.00	300.00	100	1992	1992	3	27	243				
1.00	UT	1,555.00	1,555.00	100	1992	1992	3	28	435				

TOTAL OB/XF									
21,611									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS

Total Acres: 12.06 Total Land Value: 1,606,800 Market: 0 Agricultural: 0 Common: 1,606,800

NASSAU COUNTY PROPERTY			
PAGE 4 of 10			4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		7,790,616	
TOTAL MARKET OB/XF VALUE		120,618	
TOTAL LAND VALUE - MARKET		1,606,800	
TOTAL MARKET VALUE		9,518,034	
SOH/AGL Deduction		1,606,303	
ASSESSED VALUE		7,911,731	
TOTAL EXEMPTION VALUE		01	7,911,731
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		9,518,034	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		8,904,761	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0671/1224	10/30/1992	TD	Q	I	03		0
GRANTOR: TRUSTEES OF YULEE UNI							
GRANTEE: THE SCHOOL BOARD OF							

BUILDING NOTES							

BUILDING DIMENSIONS							
BAS=[YR=1993] W40 CAN=[YR=1993] W6 S3 E6 N3\$ S3 W6 N3 W55 S22 CAN=[YR=1993] W6 BAS=[YR=2000] W10 S35 E10 N35\$ S35 W10 S11 E81 N4 E36 N7 W101 N35\$ S35 E101 N57\$.							

PRINTED 07/09/2026 BY SYS

LOTS 2-4 8 38-45 46-50 52-56 &
111 NORTH YULEE PBK 2/26 &
ALL LOT 3 OF TOWN OF YULEE

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

2026

50-3N-27-4720-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	01	FLAT 100
Roof Cover	04	BUILT-UP 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	12	100
Frame	03	MASONRY 100
Story Height	13	100
RMS	6	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

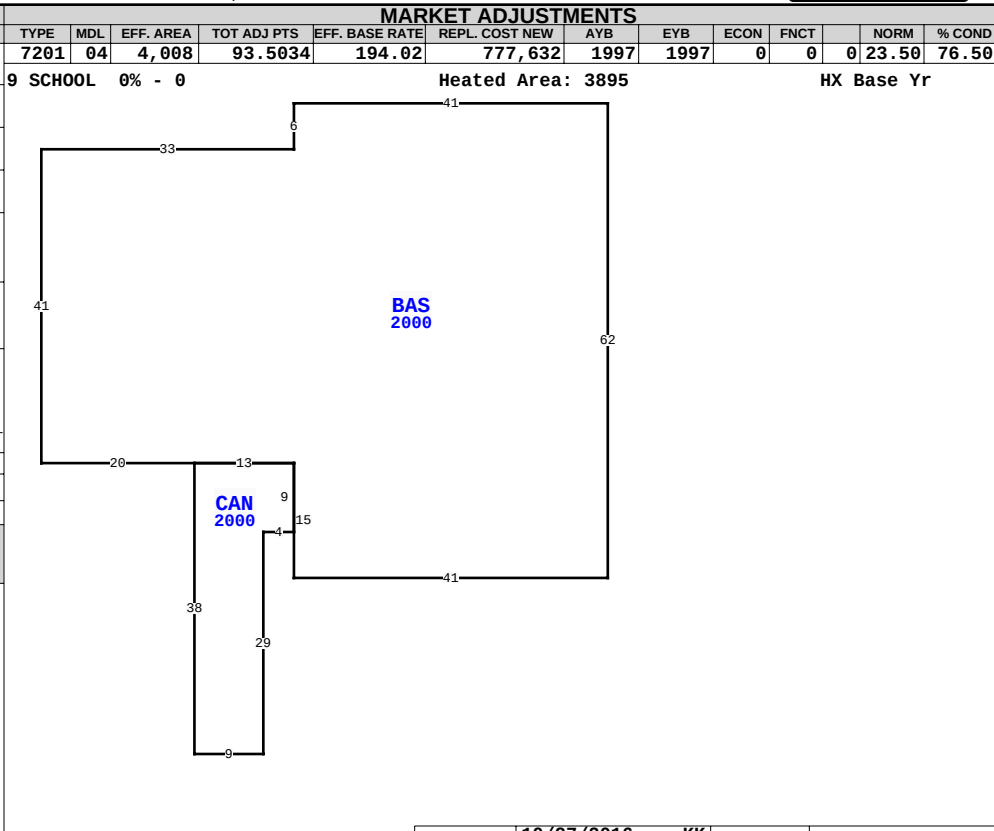
Quality	03	Quality Level 03
DOR CODE	8300	PUBLIC SCHOOLS
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,895	100	2000	3,895	578,117
CAN	378	30	2000	113	16,772
TOTALS	4,273			4,008	594,888

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

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
51	1242	WD DECK A	0	0	0	0	240.00	SF	10.00	10.00	100	2000	2000	3	20	480	

LAND DESCRIPTION		
L N	USE CODE	CLS



850935 US HWY 17, YULEE	BLD DATE 10/27/2016	KK	LGL DATE	05/08/2026	DC
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF		
480		

NASSAU COUNTY PROPERTY		PAGE 6 of 10	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		7,790,616	
TOTAL MARKET OB/XF VALUE		120,618	
TOTAL LAND VALUE - MARKET		1,606,800	
TOTAL MARKET VALUE		9,518,034	
SOH/AGL Deduction		1,606,303	
ASSESSED VALUE		7,911,731	
TOTAL EXEMPTION VALUE		01	7,911,731
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		9,518,034	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		8,904,761	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA			
OFF RECORD Number	DATE	TYPE INST	Q / V I / I RSN CD
0671/1224	10/30/1992	TD Q	I 03
GRANTOR: TRUSTEES OF YULEE UNI			
GRANTEE: THE SCHOOL BOARD OF			

BUILDING NOTES			

BUILDING DIMENSIONS			
BAS=[YR=2000]	W41 S6 W33 S41 E20	CAN=[YR=2000]	S38 E9 N29
E4 N9 W13\$	E13 S15	E41 N62\$.	

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

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[illegible]

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

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[illegible]

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(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
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(YULEE MIDDLE SCHOOL), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

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[illegible]