

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

51-3N-27-0000-0055-0000



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 15 CONC BLOCK 100										7201 04 4,104 88.1628 182.94 750,786 1973 1973 0 0 0 27.00 73.00										VALUATION BY STANDARD									
Roof Structur 04 WOOD TRUSS 100										1 SCHOOL 0% - 0 Heated Area: 3662 HX Base Yr										Tax Group: 4 Tax Dist:									
Roof Cover 03 COMP SHNGL 100																				BUILDING MARKET VALUE 18,358,968									
Interior Wall 04 PLYWOOD 90																				TOTAL MARKET OB/XF VALUE 305,607									
Interior Wall 01 MINIMUM 10																				TOTAL LAND VALUE - MARKET 3,200,000									
Interior Floo 07 CORK/VTILE 90																				TOTAL MARKET VALUE 21,864,575									
Interior Floo 14 CARPET 10																				SOH/AGL Deduction 0									
Ceiling 02 F.NOT SUS 100																				ASSESSED VALUE 21,864,575									
Air Condition 03 CENTRAL 100																				TOTAL EXEMPTION VALUE 01 21,864,575									
Heating Type 04 AIR DUCTED 100																				BASE TAXABLE VALUE 0									
Fixtures 7 100																				TOTAL JUST VALUE 21,864,575									
Frame 03 MASONRY 100																				NCON VALUE 0									
Story Height 10 100																				INCOME VALUE									
RMS 11 100																				PREVIOUS YEAR MKT VALUE 20,139,857									
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																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE YEAR TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 3,662 100 1993 3,662 489,046																													
CAN 76 30 1994 23 3,072																													
CAN 180 30 1994 54 7,212																													
UST 912 40 1993 365 48,744																													
TOTALS 4,830										86207 FELMOR RD, YULEE																			
EXTRA FEATURES										BLD DATE 06/29/2017 KK LGL DATE 05/08/2026 DC																			
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 0424 CL FNC 6' 0 0 0 0 130.00 LF 20.00 20.00 100 1996 1996 3 32 832																													
2 0424 CL FNC 6' 0 0 0 0 697.00 LF 20.00 20.00 100 1996 1996 3 32 4,461																													
3 0803 ASPHALT C 0 0 0 0 19,307.00 SF 2.00 2.00 100 1996 1996 3 50 19,307																													
4 0812 CONCRETE C 0 0 0 0 3,018.00 SF 4.00 4.00 100 1996 1996 3 68 8,209																													
5 0400 CONC CURB 0 0 0 0 166.00 LF 15.00 15.00 100 1996 1996 3 76 1,892																													
6 0463 FENCE GATE 0 0 0 0 7.00 UT 300.00 300.00 100 1996 1996 3 32 672																													
7 1127 BRICK 8" 0 0 0 0 294.00 SF 11.00 11.00 100 1996 1996 3 90 2,911																													
8 0467 FNC GT 25' 0 0 0 0 2.00 UT 875.00 875.00 100 1996 1996 3 32 560																													
9 0422 CL FNC 4' 0 0 0 0 170.00 LF 15.00 15.00 100 1996 1996 3 32 816																													
10 0811 CONCRETE B 0 0 0 0 745.00 SF 5.20 5.20 100 1996 1996 3 68 2,634																													
LAND DESCRIPTION										TOTAL OB/XF 42,294																			
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 GPU 16.00 AC 1.00 1.00 1.00 200,000.00 200,000.00 3,200,000																													
REVIEW DATE 04/30/2024 BY KBA										Total Acres: 16.00 Total Land Value: 3,200,000 Market: 0 Agricultural: 0 Common: 3,200,000										PRINTED 07/09/2026 BY SYS									

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

51-3N-27-0000-0055-0000

[illegible]

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		19	COMMON BRK 100		7201		04	7,973	92.0000	190.90	1,522,046	1997	1997	0	0	0	23.50	76.50	VALUATION BY														
Roof Structur		09	RIDGE FRME 100		3		SCHOOL	0%	- 0	Heated Area: 6570										HX Base Yr													
Roof Cover		04	BUILT-UP 100		10														Tax Group: 4														
Interior Wall		01	MINIMUM 100		215														Tax Dist:														
Interior Floo		07	CORK/VTILE 100		81														BUILDING MARKET VALUE														
Ceiling		02	F.NOT SUS 100		73														TOTAL MARKET OB/XF VALUE														
Air Condition		05	CHILL WTR 100		10														TOTAL LAND VALUE - MARKET														
Heating Type		05	HOT WATER 100		10														TOTAL MARKET VALUE														
Fixtures			9 100		90														SOH/AGL Deduction														
Frame		03	MASONRY 100		10														ASSESSED VALUE														
Story Height			12 100		106														TOTAL EXEMPTION VALUE														
RMS			20 100		10														BASE TAXABLE VALUE														
Stories		1.	1. 100		10														TOTAL JUST VALUE														
Units			0 100		10														NCON VALUE														
BUD8 Adjustme		04	DIST 01 100		10														INCOME VALUE														
Occupancy		00	NONE 100		10														PREVIOUS YEAR MKT VALUE														
Quality		03	Quality Level 03		1998																												
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	6,570	100	1998	6,570	959,473																												
CAN	70	30	1998	21	3,067																												
CAN	3,060	30	1998	918	134,063																												
FDC	1,160	40	2000	464	67,762																												
TOTALS 10,860						7,973						164,365																					
EXTRA FEATURES						86207 FELMOR 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																
21	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1997	1997	3	39	1,973																	
22	0811	CONCRETE B	0	0	0	0	810.00	SF	8.94	8.94	100	1997	1997	3	70	5,071																	
23	0505	FLAGPOLE A	0	0	0	0	25.00	LF	86.00	86.00	100	1997	1997	3	20	430																	
24	0810	CONCRETE A	0	0	6	8	48.00	SF	6.50	6.50	100	1997	1997	3	70	218																	
25	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	1997	1997	3	23	414																	
26	0424	CL FNC 6'	0	0	0	0	169.00	LF	20.00	20.00	100	1997	1997	3	36	1,217																	
27	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	1997	1997	3	36	324																	
28	0424	CL FNC 6'	0	0	0	0	282.00	LF	20.00	20.00	100	1997	1997	3	36	2,030																	
29	0463	FENCE GATE	0	0	0	0	1.00	UT																									

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

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 15																											
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 70								7201	04	4,648	104.9070	217.68	1,011,777	1971	1971	0	0	0	34.45	65.55	VALUATION BY																								
Exterior Wall	15	CONC BLOCK 30								4 SCHOOL 0% - 0														Heated Area: 4172								HX Base Yr								STANDARD							
Roof Structur	09	RIDGE FRME 100																														Tax Group: 4								Tax Dist:							
Roof Cover	04	BUILT-UP 100																														BUILDING MARKET VALUE								18,358,968							
Interior Wall	01	MINIMUM 100																														TOTAL MARKET OB/XF VALUE								305,607							
Interior Floo	07	CORK/VTILE 100																														TOTAL LAND VALUE - MARKET								3,200,000							
Ceiling	01	FIN.SUSPD 100																														TOTAL MARKET VALUE								21,864,575							
Air Condition	05	CHILL WTR 100																														SOH/AGL Deduction								0							
Heating Type	03	FORCED AIR 100																														ASSESSED VALUE								21,864,575							
Fixtures	20	100																														TOTAL EXEMPTION VALUE								01							
Frame	03	MASONRY 100																														BASE TAXABLE VALUE								0							
Story Height		12 100																														TOTAL JUST VALUE								21,864,575							
RMS		8 100																														NCON VALUE								0							
Stories	1.	1. 100																														INCOME VALUE															
Units		0 100																														PREVIOUS YEAR MKT VALUE								20,139,857							
BUD8 Adjustme	04	DIST 01 100																																													
Occupancy	00	NONE 100																																													
Quality	04	Quality Level 04																																													
DOR CODE	8300	PUBLIC SCHOOLS																																													
MAP NUM		MKT AREA																																													
NEIGHBORHOOD/LOC		4053.00																																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																										
BAS	4,172	100	1998	4,172	595,300																																										
CAN	20	30	1998	6	856																																										
CAN	24	30	1998	7	999																																										
CAN	24	30	1998	7	999																																										
CAN	24	30	1998	7	999																																										
CAN	24	30	1998	7	999																																										
CAN	1,472	30	1998	442	63,069																																										
TOTALS	5,760			4,648	663,220																																										
EXTRA FEATURES										86207 FELMOR RD, YULEE										BLD DATE 06/29/2017 KK										LGL DATE 05/08/2026 DC																	
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																														
31	0810	CONCRETE A	0	0	9	8	72.00	SF	6.50	6.50	100	1998	1998	3	72	337																															
32	0424	CL FNC 6'	0	0	0	0	32.00	LF	20.00	20.00	100	1998	1998	3	39	250																															
33	0820	WOOD WALK	0	0	0	0	388.00	SF	11.75	11.75	100	1990	1990	3	40	1,824																															
34	0810	CONCRETE A	0	0	0	0	296.00	SF	6.50	6.50	100	2010	2010	3	89	1,712																															
35	0803	ASPHALT C	0	0	0	0	10,268.00	SF	2.00	2.00	100	1998	1998	3	50	10,268																															
36	0810	CONCRETE A	0	0	60	9	540.00	SF	6.50	6.50	100	1998	1998	3	72	2,527																															
37	4950	BOLLARD	0	0	0	0	15.00	UT	100.00	100.00	100	1998	1998	3	100	1,500																															
38	0810	CONCRETE A	0	0	15	4	60.00	SF	6.50	6.50	100	1998	1998	3	72	281																															
39	0819	CONC 12"	0	0	54	17	918.00	SF	9.50	9.50	100	1998	1998	3	72	6,279																															
40	0467	FNC GT 25'	0																																												

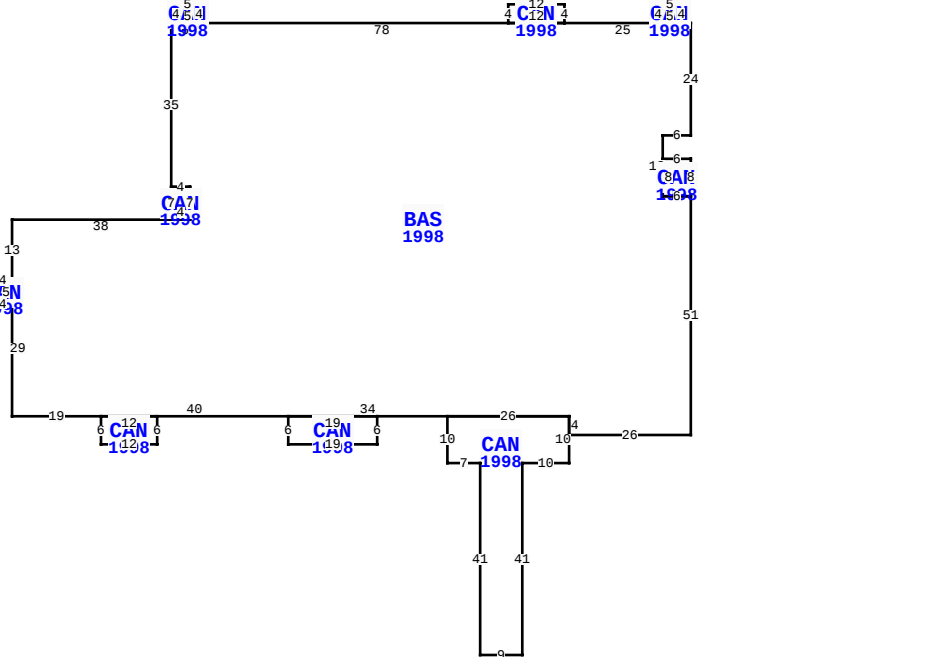
**NASSAU COUNTY SCHOOL BOARD/
1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034**

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS							MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 6 of 15				4							
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	19	COMMON BRK 100					7201	04	11,049	89.1310	184.95	2,043,513	1989	1989	0	0	28.00	72.00	VALUATION BY					STANDARD														
Roof Structur	09	RIDGE FRME 100					6 SCHOOL 0% - 0												Heated Area: 10750					HX Base Yr					Tax Group: 4					Tax Dist:				
Roof Cover	04	BUILT-UP 100																	18,358,968																			
Interior Wall	01	MINIMUM 100																	305,607																			
Interior Floo	07	CORK/VTILE 100																	3,200,000																			
Ceiling	01	FIN.SUSPD 100																	21,864,575																			
Air Condition	03	CENTRAL 100																	21,864,575																			
Heating Type	04	AIR DUCTED 100																	21,864,575																			
Fixtures		13 100																	21,864,575																			
Frame	03	MASONRY 100																	21,864,575																			
Story Height		15 100																	21,864,575																			
RMS		19 100																	21,864,575																			
Stories	1.	1. 100					21,864,575																															
Units		0 100					21,864,575																															
Occupancy	00	NONE 100					21,864,575																															
Quality		03	Quality Level 03															20,139,857																				
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	10,750	100	1998	10,750	1,431,513																																	
CAN	20	30	1998	6	799																																	
CAN	20	30	1998	6	799																																	
CAN	20	30	1998	6	799																																	
CAN	28	30	1998	8	1,066																																	
CAN	48	30	1998	14	1,864																																	
CAN	48	30	1998	14	1,864																																	
CAN	72	30	1998	22	2,930																																	
CAN	114	30	1998	34	4,527																																	
CAN	629	30	1998	189	25,168																																	
TOTALS		11,749			11,049	1,471,329																																
EXTRA FEATURES						86207 FELMOR 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																						
51	0810	CONCRETE A	0	0	10	6		60.00	SF 6.50		6.50	100	1997	1997	3	70	273																					
52	0424	CL FNC 6'	0	0	0	0		48.00	LF 20.00		20.00	100	2010	2010	3	74	710																					
53	0463	FENCE GATE	0	0	0	0		2.00	UT 300.00		300.00	100	2010	2010	3	74	444																					
54	0812	CONCRETE C	0	0	47	25		1,175.00	SF 4.00		4.00	100	1998	1998	3	72	3,384																					
55	0811	CONCRETE B	0	0	40	20		800.00	SF 5.20		5.20	100	1998	1998	3	72	2,995																					
56	0810	CONCRETE A	0	0	30	5		150.00	SF 6.50		6.50	100	1998	1998	3	72	702																					
57	0351	CARPORT MT	0	0	55	27		1,485.00	SF 10.00		10.00	100	2005	2005	3	21	3,119																					
58	0351	CARPORT MT	0	0	106	8		848.00	SF 10.00		10.00	100	2017	2017	3	70	5,936																					
59	0424	CL FNC 6'	0	0	0	0		188.00	LF 20.00		20.00	100	2005	2005	3	61	2,294																					
60	0972	ST LGHT UN	0	0	0	0		8.00	UT 2,530.00		2,530.00	100	1997	1997	3	39	7,894																					
LAND DESCRIPTION						TOTAL OB/XF										27,751																						
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 AVENUE
FERNANDINA BEACH, FL 32034**

51-3N-27-0000-0055-0000

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		19	COMMON BRK 90		7201	04	7,146		92.9250	192.82	1,377,892	1998	1998		0	0	21.83	78.17	VALUATION BY					STANDARD										
Exterior Wall		15	CONC BLOCK 10		7 SCHOOL 0% - 0										Heated Area: 6688										HX Base Yr									
Roof Structur		09	RIDGE FRME 100												Tax Group: 4										Tax Dist:									
Roof Cover		04	BUILT-UP 100												BUILDING MARKET VALUE										18,358,968									
Interior Wall		01	MINIMUM 100												TOTAL MARKET OB/XF VALUE										305,607									
Interior Floo		07	CORK/VTILE 100												TOTAL LAND VALUE - MARKET										3,200,000									
Ceiling		01	FIN.SUSPD 100												TOTAL MARKET VALUE										21,864,575									
Air Condition		05	CHILL WTR 100												SOH/AGL Deduction										0									
Heating Type		05	HOT WATER 100												ASSESSED VALUE										21,864,575									
Fixtures		04	4 100												TOTAL EXEMPTION VALUE										01 21,864,575									
Frame		03	MASONRY 100												BASE TAXABLE VALUE										0									
Story Height			14 100												TOTAL JUST VALUE										21,864,575									
RMS			15 100		NCON VALUE										0																			
Stories		1.	1. 100		INCOME VALUE																													
Units			0 100		PREVIOUS YEAR MKT VALUE										20,139,857																			
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	6,688	100	1998	6,688	1,008,065																													
CAN	99	30	1998	30	4,522																													
CAN	144	30	1998	43	6,481																													
CAN	1,047	30	1998	314	47,328																													
FST	130	50	1998	65	9,797																													
STP	20	10	1998	2	302																													
STP	45	10	1998	4	603																													
TOTALS	8,173			7,146	1,077,098																													
EXTRA FEATURES					86207 FELMOR RD, YULEE										BLD DATE 06/29/2017 KK LGL DATE 05/08/2026 DC																			
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																	
61	0975	ST LT/ARM	0	0	0	0	6.00	UT	500.00	500.00	100	1997	1997	3	39	1,170																		
62	4950	BOLLARD	0	0	0	0	17.00	UT	100.00	100.00	100	1997	1997	3	100	1,700																		
63	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	1997	1997	3	77	58																		
64	0819	CONC 12"	0	0	0	0	829.00	SF	9.50	9.50	100	1997	1997	3	70	5,513																		
65	0400	CONC CURB	0	0	0	0	1,710.00	LF	15.00	15.00	100	1997	1997	3	77	19,751																		
66	0811	CONCRETE B	0	0	0	0	640.00	SF	5.20	5.20	100	1997	1997	3	70	2,330																		
67	0467	FNC GT 25'	0	0	0	0	4.00	UT	875.00	875.00	100	1997	1997	3	36	1,260																		
68	0424	CL FNC 6'	0	0	0	0	470.00	LF	20.00	20.00	100	1997	1997	3	36	3,384																		
69	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1997	1997	3	36	216																		
70	0810	CONCRETE A	0	0	0	0	215.00	SF	6.50	6.50	100	1997	1997	3	70	978																		
LAND DESCRIPTION					TOTAL OB/XF										36,360																			
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															

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

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000

[illegible]

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

2026

[illegible]

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

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000

[illegible]

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

51-3N-27-0000-0055-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										4										
ELEMENT		CD	19		COMMON BRK 100		7201		04	11,998		94.9620		197.05		2,364,206		1997		1997		0		0		23.50		76.50		
Exterior Wall		09	RIDGE FRME 100		14 SCHOOL		0%		- 0		Heated Area: 11458		HX Base Yr																	
Roof Cover		04	BUILT-UP 100																											
Interior Wall		01	MINIMUM 100																											
Interior Floor		07	CORK/VTILE 100																											
Ceiling		01	FIN.SUSPD 100																											
Air Condition		05	CHILL WTR 100																											
Heating Type		05	HOT WATER 100																											
Fixtures			33 100																											
Frame		03	MASONRY 100																											
Story Height			13 100																											
RMS			28 100																											
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																											
NEIGHBORHOOD/LOC		4053.00																												
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS		11,458	100	1998	11,458	1,727,216																								
CAN		33	30	1998	10	1,508																								
CAN		33	30	1998	10	1,508																								
CAN		221	30	1998	66	9,949																								
CAN		221	30	1998	66	9,949																								
CAN		1,192	30	1998	358	53,966																								
PTO		608	5	1998	30	4,523																								
TOTALS		13,766			11,998	1,808,618																								
EXTRA FEATURES																														
86207 FELMOR RD, YULEE																														
BLD DATE																														

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

51-3N-27-0000-0055-0000

[illegible]