

NASSAU COUNTY SCHOOL BOARD/
(EMMA LOVE HARDEE ELEMENTARY), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

29-3N-28-0000-0004-0010

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	22,383	82.8000	168.08	3,762,135	1966	1966	0	0	0	38.00	62.00	VALUATION BY																										
Roof Structure	01	FLAT 100		1 SCHOOL - 0% - 0										Heated Area: 10139										HX Base Yr										STANDARD									
Roof Cover	04	BUILT-UP 100																						Tax Group: 2										Tax Dist:									
Interior Wall	01	MINIMUM 100																						BUILDING MARKET VALUE										6,306,967									
Interior Floor	06	VINYL ASB 100																						TOTAL MARKET OB/XF VALUE										257,811									
Ceiling	01	FIN.SUSPD 100																						TOTAL LAND VALUE - MARKET										1,936,500									
Air Condition	06	ENG CENTRL 100																						TOTAL MARKET VALUE										8,501,278									
Heating Type	04	AIR DUCTED 100																						SOH/AGL Deduction										3,195,580									
Fixtures		20 100																						ASSESSED VALUE										5,305,698									
Frame	04	REIN CONC 100																						TOTAL EXEMPTION VALUE										01 5,305,698									
Story Height		0 100																						BASE TAXABLE VALUE										0									
RMS		1 100																						TOTAL JUST VALUE										8,501,278									
Stories	0	0 100																						NCON VALUE										0									
Units	0	0 100																						INCOME VALUE																			
BUD8 Adjustme	02	DIST FB 100																						PREVIOUS YEAR MKT VALUE										6,655,424									
Occupancy	00	NONE 100																																									
Quality	03	Quality Level 03																																									
DOR CODE	8300	PUBLIC SCHOOLS																																									
MAP NUM		MKT AREA																						01																			
NEIGHBORHOOD/LOC	1010.00																																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																							
BAS	140	100	140	14,589																																							
BAS	9,999	100	9,999	1,041,992																																							
CAN	812	30	244	25,427																																							
CAN	9,999	30	3,000	312,629																																							
CAN	9,999	30	3,000	312,629																																							
CAN	9,999	30	3,000	312,629																																							
CAN	9,999	30	3,000	312,629																																							
TOTALS	50,947		22,383	2,332,524																																							
EXTRA FEATURES				2200 SUSAN DR, FERNANDINA BEACH										BLD DATE 06/20/2016										KK										LGL DATE									
														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	0803	ASPHALT C	0 0	0 0	0 0	23,693.00	SF	2.00	2.00	100	1990	1990	3	50	23,693																												
2	0803	ASPHALT C	0 0	0 0	0 0	11,762.00	SF	2.00	2.00	100	1990	1990	3	50	11,762																												
3	0803	ASPHALT C	0 0	0 0	0 0	4,235.00	SF	2.00	2.00	100	1990	1990	3	50	4,235																												
4	0803	ASPHALT C	0 0	0 0	0 0	25,322.00	SF	2.00	2.00	100	2016	2016	3	80	40,515																												
5	0400	CONC CURB	0 0	0 0	0 0	678.00	LF	15.00	15.00	100	2016	2016	3	98	9,967																												
6	0812	CONCRETE C	0 0	0 0	0 0	1,763.00	SF	4.00	4.00	100	2016	2016	3	97	6,840																												
7	0402	CONC BUMPE	0 0	0 0	0 0	22.00	UT	25.00	25.00	100	2016	2016	3	98	539																												
8	0810	CONCRETE A	0 0	0 0	0 0	140.00	SF	6.50	6.50	100	2016	2016	3	97	883																												
9	0972	ST LGHT ARM	0 0	0 0	0 0	2.00	UT	2,530.00	2,530.00	100	2016	2016	3	92	4,655																												
10	0975	ST LT/URN	0 0	0 0	0 0	2.00	UT	500.00	500.00	100	2016	2016	3	92	920																												
LAND DESCRIPTION										TOTAL OB/XF										104,009																							
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		GU	0.00	0.00	12.91	AC		1.00	1.00	1.00	150,000.00	150,000.00	1,936,500																										

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REVIEW DATE	01/06/2023	BY	HSA	Total Acres:	12.91	Total Land Value:	1,936,500	Market:	0	Agricultural:	0	Common:	1,936,500	PRINTED 08/02/2023 BY SYS
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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 4 of 6									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT NORM % COND										STANDARD									
Exterior Wall 15 CONC BLOCK 100										7201 04 3,012 67.7040 137.44 413,969 1980 1980										0 0 21.00 79.00									
Roof Structur 04 WOOD TRUSS 100										4 SCHOOL - 0% - 0										Heated Area: 2856 HX Base Yr									
Roof Cover 03 COMP SHNGL 100										5 PTO 1593										5 PTO 1593									
Interior Wall 01 MINIMUM 100										3 3 6 1993										5 PTO 1593									
Interior Floo 03 CONC FINSH 100										8 60 10 20										4									
Ceiling 01 FIN.SUSPD 100										28										28									
Air Condition 03 CENTRAL 100										BAS 1993																			
Heating Type 04 AIR DUCTED 100										CAN 1993																			
Fixtures 03 0 100																													
Frame 03 MASONRY 100																													
Story Height 9 100																													
RMS 0 100																													
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 01																													
NEIGHBORHOOD/LOC 1010.00																													
AREA TYPE TOTAL GROSS AREA PCT OF BASE TOT ADJ AREA SUBAREA MARKET VALUE																													
BAS 2,856 100 2,856 310,098																													
CAN 510 30 153 16,612																													
PTO 9 5 0 0																													
PTO 25 5 1 108																													
PTO 25 5 1 108																													
PTO 25 5 1 108																													
TOTALS 3,450 3,012 327,036																													
EXTRA FEATURES										2200 SUSAN DR, FERNANDINA BEACH																			
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 0430 CL FNC 6B 0 0 0 0 192.00 LF 9.70 9.70 100 1990 1990 3 28 521																													
32 0430 CL FNC 6B 0 0 0 0 306.00 LF 9.70 9.70 100 1990 1990 3 28 831																													
33 0424 CL FNC 6' 0 0 0 0 128.00 LF 20.00 20.00 100 1990 1990 3 28 717																													
34 0424 CL FNC 6' 0 0 0 0 120.00 LF 20.00 20.00 100 2015 2015 3 90 2,160																													
35 0463 FENCE GATE 0 0 0 0 2.00 UT 300.00 300.00 100 2015 2015 3 90 540																													
36 0351 CARPORT MT 0 0 30 30 900.00 SF 10.00 10.00 100 2005 2005 3 27 2,430																													
37 0681 POLE SHED 0 0 12 12 144.00 SF 15.00 15.00 100 1995 1995 3 24 518																													
38 0812 CONCRETE C 0 0 0 0 2,737.00 SF 4.00 4.00 100 2000 2000 3 80 8,758																													
39 0812 CONCRETE C 0 0 80 30 2,400.00 SF 4.00 4.00 100 2015 2015 3 96 9,216																													
40 0811 CONCRETE B 0 0 0 0 780.00 SF 5.20 5.20 100 2015 2015 3 96 3,894																													
LAND DESCRIPTION										TOTAL OB/XF 29,585																			
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 01/06/2023 BY HSA										Total Acres: 12.91 Total Land Value: 1,936,500 Market: 0 Agricultural: 0 Common: 1,936,500										PRINTED 08/02/2023 BY SYS									

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