



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	161.87	3,623,136	1966	1966	0	0	0	38.50	61.50	VALUATION BY	STANDARD																
Roof Structur	01	FLAT 100	1 SCHOOL - 0% - 0										Heated Area: 10139					HX Base Yr					Tax Group: 2	Tax Dist:									
Roof Cover	04	BUILT-UP 100																					BUILDING MARKET VALUE					6,024,953					
Interior Wall	01	MINIMUM 100																					TOTAL MARKET OB/XF VALUE					252,755					
Interior Floo	06	VINYL ASB 100																					TOTAL LAND VALUE - MARKET					2,582,000					
Ceiling	01	FIN.SUSPD 100																					TOTAL MARKET VALUE					8,859,708					
Air Condition	06	ENG CENTRL 100																					SOH/AGL Deduction					3,023,440					
Heating Type	04	AIR DUCTED 100																					ASSESSED VALUE					5,836,268					
Fixtures		20 100																					TOTAL EXEMPTION VALUE					01	5,836,268				
Frame	04	REIN CONC 100																					BASE TAXABLE VALUE					0					
Story Height		0 100																					TOTAL JUST VALUE					8,859,708					
RMS		1 100																					NCON VALUE					0					
Stories	0	0 100																					INCOME VALUE										
Units	0	0 100																					PREVIOUS YEAR MKT VALUE					8,501,278					
BUD8 Adjustme	02	DIST FB 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	140	100	140	13,937																													
BAS	9,999	100	9,999	995,401																													
CAN	812	30	244	24,290																													
CAN	9,999	30	3,000	298,650																													
CAN	9,999	30	3,000	298,650																													
CAN	9,999	30	3,000	298,650																													
TOTALS	50,947		22,383	2,228,229																													
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																	
1	0803	ASPHALT C	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	11,762.00	SF	2.00	2.00	100	1990	1990	3	50	11,762																	
3	0803	ASPHALT C	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	25,322.00	SF	2.00	2.00	100	2016	2016	3	78	39,502																	
5	0400	CONC CURB	0	0	0	0	678.00	LF	15.00	15.00	100	2016	2016	3	97	9,865																	
6	0812	CONCRETE C	0	0	0	0	1,763.00	SF	4.00	4.00	100	2016	2016	3	96	6,770																	
7	0402	CONC BUMPE	0	0	0	0	22.00	UT	25.00	25.00	100	2016	2016	3	97	534																	
8	0810	CONCRETE A	0	0	0	0	140.00	SF	6.50	6.50	100	2016	2016	3	96	874																	
9	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2016	2016	3	90	4,554																	
10	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2016	2016	3	90	900																	
LAND DESCRIPTION					TOTAL OB/XF 102,689																												
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		PI-1	0.00	0.00	12.91	AC		1.00	1.00	1.00	200,000.00	200,000.00	2,582,000																
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NASSAU COUNTY SCHOOL BOARD/
(EMMA LOVE HARDEE ELEMENTARY), 1201 ATLANTIC AVENUE
FERNANDINA BEACH, FL 32034

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

[illegible]

REVIEW DATE	01/06/2023	BY	HSA	Total Acres: 12.91	Total Land Value: 2,582,000	Market: 0	Agricultural: 0	Common: 2,582,000	PRINTED 08/06/2024 BY SYS
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REVIEW DATE	01/06/2023	BY	HSA	Total Acres: 12.91	Total Land Value: 2,582,000	Market: 0	Agricultural: 0	Common: 2,582,000	PRINTED 08/06/2024 BY SYS
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[illegible]