

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	161.67	3,618,660	1966	1966		0	0	0	39.00	61.00	VALUATION BY																									
Roof Structur		01	FLAT 100							1 SCHOOL - 0% - 0										Heated Area: 10139										HX Base Yr										STANDARD									
Roof Cover		04	BUILT-UP 100																											5,968,336																			
Interior Wall		01	MINIMUM 100																											247,932																			
Interior Floo		06	VINYL ASB 100																											2,582,000																			
Ceiling		01	FIN.SUSPD 100																											8,798,268																			
Air Condition		06	ENG CENTRL 100																											2,378,373																			
Heating Type		04	AIR DUCTED 100																											6,419,895																			
Fixtures			20 100																											6,419,895																			
Frame		04	REIN CONC 100																											0																			
Story Height			0 100																											8,798,268																			
RMS			1 100																											0																			
Stories		0	0 100																											0																			
Units		0	0 100																											0																			
BUD8 Adjustme		02	DIST FB 100																											PREVIOUS YEAR MKT VALUE																			
Occupancy		00	NONE 100																											8,859,708																			
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	140	100	1993	140	13,807																																												
BAS	9,999	100	1993	9,999	986,088																																												
CAN	812	30	1993	244	24,063																																												
CAN	9,999	30	1993	3,000	295,856																																												
CAN	9,999	30	1993	3,000	295,856																																												
CAN	9,999	30	1993	3,000	295,856																																												
CAN	9,999	30	1993	3,000	295,856																																												
CAN	9,999	30	1993	3,000	295,856																																												
TOTALS		50,947			22,383	2,207,383																																											
EXTRA FEATURES						2200 SUSAN DR, FERNANDINA BEACH										BLD DATE		06/20/2016		KK		LGL DATE		06/21/2024		TD																							
																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	23,693.00	SF	2.00	2.00	100	1990	1990	3	50	23,693																																		
2	0803	ASPHALT C	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	4,235.00	SF	2.00	2.00	100	1990	1990	3	50	4,235																																		
4	0803	ASPHALT C	0	0	0	25,322.00	SF	2.00	2.00	100	2016	2016	3	76	38,489																																		
5	0400	CONC CURB	0	0	0	678.00	LF	15.00	15.00	100	2016	2016	3	97	9,865																																		
6	0812	CONCRETE C	0	0	0	1,763.00	SF	4.00	4.00	100	2016	2016	3	95	6,699																																		
7	0402	CONC BUMPE	0	0	0	22.00	UT	25.00	25.00	100	2016	2016	3	97	534																																		
8	0810	CONCRETE A	0	0	0	140.00	SF	6.50	6.50	100	2016	2016	3	95	865																																		
9	0972	ST LGHT UN	0	0	0	2.00	UT	2,530.00	2,530.00	100	2016	2016	3	89	4,503																																		
10	0975	ST LT/ARM	0	0	0	2.00	UT	500.00	500.00	100	2016	2016	3	89	890																																		
LAND DESCRIPTION						TOTAL OB/XF										101,535																																	
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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[illegible]

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[illegible]



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,856	100	1993	2,856	294,477
CAN	510	30	1993	153	15,776
PTO	9	5	1993	0	0
PTO	25	5	1993	1	103
PTO	25	5	1993	1	103
PTO	25	5	1993	1	103
TOTALS	3,450			3,012	310,562

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
31	0430	CL FNC 6B	0	0	0	0	192.00	LF	9.70
32	0430	CL FNC 6B	0	0	0	0	306.00	LF	9.70
33	0424	CL FNC 6'	0	0	0	0	128.00	LF	20.00
34	0424	CL FNC 6'	0	0	0	0	120.00	LF	20.00
35	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
36	0351	CARPORT MT	0	0	30	30	900.00	SF	10.00
37	0681	POLE SHED	0	0	12	12	144.00	SF	15.00
38	0812	CONCRETE C	0	0	0	0	2,737.00	SF	4.00
39	0812	CONCRETE C	0	0	80	30	2,400.00	SF	4.00
40	0811	CONCRETE B	0	0	0	0	780.00	SF	5.20

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	3,012	67.7040	132.19	398,156	1980	1980	0	0	0 22.00	78.00
4 SCHOOL - 0% - 0											
Heated Area: 2856 HX Base Yr											
2200 SUSAN DR, FERNANDINA BEACH											

TOTAL OB/XF									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
31	0430	CL FNC 6B	0	0	0	0	192.00	LF	9.70
32	0430	CL FNC 6B	0	0	0	0	306.00	LF	9.70
33	0424	CL FNC 6'	0	0	0	0	128.00	LF	20.00
34	0424	CL FNC 6'	0	0	0	0	120.00	LF	20.00
35	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00
36	0351	CARPORT MT	0	0	30	30	900.00	SF	10.00
37	0681	POLE SHED	0	0	12	12	144.00	SF	15.00
38	0812	CONCRETE C	0	0	0	0	2,737.00	SF	4.00
39	0812	CONCRETE C	0	0	80	30	2,400.00	SF	4.00
40	0811	CONCRETE B	0	0	0	0	780.00	SF	5.20

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

NASSAU COUNTY PROPERTY		PAGE 4 of 6	2
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		5,968,336	
TOTAL MARKET OB/XF VALUE		247,932	
TOTAL LAND VALUE - MARKET		2,582,000	
TOTAL MARKET VALUE		8,798,268	
SOH/AGL Deduction		2,378,373	
ASSESSED VALUE		6,419,895	
TOTAL EXEMPTION VALUE		01	6,419,895
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		8,798,268	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		8,859,708	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=1993] W4 PTO=[YR=1993] N5 W5 S5 E5\$ W20									
PTO=[YR=1993] N3 W3 S3 E3\$ W10 PTO=[YR=1993] N5 W5 S5 E5\$									
W60 PTO=[YR=1993] N5 W5 S5 E5\$ W8 S28 CAN=[YR=1993] S5 E102									
N5 W102\$ E102 N28\$.									

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 07/30/2025 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 07/30/2025 BY SYS
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