PT OF GOVT LOT 5
IN OR 1747/1110
ESMT OR 560/582

DAYCARE CENTER INVESTORS LLC/
927 MILITARY AVENUE
BAXTER SPRINGS, KS 66713

2026

29-3N-28-0000-0004-0100

BUILDING CHARACTERISTICS

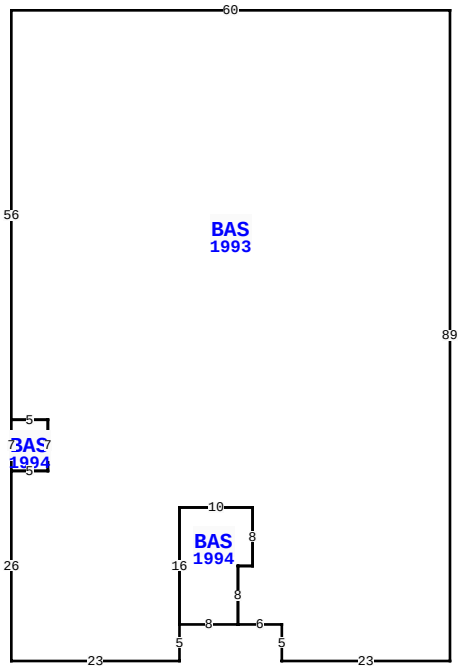
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	11	SLATE 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		31 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	1920	PROF DAYCARE
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	5,091	100	1993	5,091	620,808
BAS	35	100	1994	35	4,268
BAS	144	100	1994	144	17,559
TOTALS	5,270			5,270	642,636

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0603	04	5,270	99.9702	148.71	783,702	1989	1989	0	0	0	18.00	82.00

1 DAYCARE CR 0% - 0 Heated Area: 5270 HX Base Yr



2120 WILL HARDEE RD, FERNANDINA BEACH

BLD DATE	06/17/2021 KK	LGL DATE	
XF DATE		LAND DATE	05/08/2026 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	642,636
TOTAL MARKET OB/XF VALUE	27,002
TOTAL LAND VALUE - MARKET	300,375
TOTAL MARKET VALUE	970,013
SOH/AGL Deduction	51,176
ASSESSED VALUE	918,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	918,837
TOTAL JUST VALUE	970,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	835,306

DBA: TREE HOUSE ACADEMY: AS OF 7/2025

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090212	REPAIR/RRF	12,974	02/18/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1747/1110	6/06/2011	WD	U	I	11	100
GRANTOR: DAYCARE CENTER INVEST						
GRANTEE: DAYCARE CENTER INVE						
1717/0701	9/21/2010	WD	P	I	98	100
GRANTOR: ARCHER JOHN T						
GRANTEE: SHELBY CHARLES ROAD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S56 BAS=[YR=1994] S7 E5 N7 W5$ E5 S7 W5 S26 E23 N5 BAS=[YR=1994] E8 N8 E2 N8 W10 S16$ N16 E10 S8 W2 S8 E6 S5 E23 N89 $.

EXTRA FEATURES

LN	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	0811	CONCRETE B	0	0	0	0	654.00	SF	5.20	5.20	100	1989	1989	3	52	1,768	
2	0803	ASPHALT C	0	0	0	0	11,615.00	SF	2.00	2.00	100	1989	1989	3	50	11,615	
3	0421	CL FNC 3'	0	0	0	0	15.00	LF	4.00	4.00	100	1989	1989	3	24	14	
4	0812	CONCRETE C	0	0	0	0	1,688.00	SF	4.00	4.00	100	1989	1989	3	52	3,511	
5	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1989	1989	3	52	1,352	
6	0810	CONCRETE A	0	0	13	15	195.00	SF	6.50	6.50	100	1989	1989	3	52	659	
7	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	1989	1989	3	52	1,352	
8	0810	CONCRETE A	0	0	19	12	228.00	SF	6.50	6.50	100	1989	1989	3	52	771	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1989	1989	3	24	72	
10	0810	CONCRETE A	0	0	26	8	208.00	SF	6.50	6.50	100	1989	1989	3	52	703	

TOTAL OB/XF 21,817

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	001920	C	PROF DAYCARE	0	0006	R-1	125.00	267.00	33,375.00	SF		1.00	1.00	1.00	9.00	9.00	300,375							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,375 Market: 0 Agricultural: 0 Common: 300,375 PRINTED 07/09/2026 BY SYS

PT OF GOVT LOT 5
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2026

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1920	PROF DAYCARE	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1010.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	642,636
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TOTAL LAND VALUE - MARKET	300,375
TOTAL MARKET VALUE	970,013
SOH/AGL Deduction	51,176
ASSESSED VALUE	918,837
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	918,837
TOTAL JUST VALUE	970,013
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	835,306

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: DAYCARE CENTER INVEST						
GRANTEE: DAYCARE CENTER INVE						
1717/0701	9/21/2010	WD	P	I	98	100
GRANTOR: ARCHER JOHN T						
GRANTEE: SHELBY CHARLES ROAD						

BLD DATE	06/17/2021 KK	LGL DATE	
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BUILDING NOTES

BUILDING DIMENSIONS

EXTRA FEATURES

LN	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
11	0402	CONC BUMPE	0	0	0	0	23.00	UT	25.00	25.00	100	1989	1989	3	62	357	
12	0400	CONC CURB	0	0	0	0	142.00	LF	15.00	15.00	100	1989	1989	3	62	1,321	
13	4950	BOLLARD	0	0	0	0	2.00	UT	100.00	100.00	100	1989	1989	3	100	200	
14	0424	CL FNC 6'	0	0	0	0	64.00	LF	20.00	20.00	100	1989	1989	3	24	307	
15	0445	BOX FNC 5'	0	0	0	0	30.00	LF	8.10	8.10	100	1989	1989	3	20	49	
16	0422	CL FNC 4'	0	0	0	0	87.00	LF	15.00	15.00	100	1989	1989	3	24	313	
17	0424	CL FNC 6'	0	0	0	0	126.00	LF	20.00	20.00	100	1989	1989	3	24	605	
18	0444	BOX FNC 4'	0	0	0	0	28.00	LF	6.50	6.50	100	1989	1989	3	20	36	
19	0444	BOX FNC 4'	0	0	0	0	15.00	LF	6.50	6.50	100	2000	2000	3	20	20	
20	0446	BOX FNC 6'	0	0	0	0	262.00	LF	20.00	20.00	100	1989	1989	3	20	1,048	

TOTAL OB/XF 4,256

LAND DESCRIPTION

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,375 Market: 0 Agricultural: 0 Common: 300,375 PRINTED 07/09/2026 BY SYS

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BLD DATE	06/17/2021	KK	LGL DATE
XF DATE			LAND DATE 05/08/2026 DC
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NASSAU COUNTY PROPERTY

PAGE 3 of 3 2

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BUILDING DIMENSIONS

EXTRA FEATURES

LN	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	0424	CL FNC 6'	0	0	0	0	130.00	LF	20.00	20.00	100	1989	1989	3	24	624	
22	0978	SECURTY LT	0	0	0	0	2.00	UT	450.00	450.00	100	1989	1989	3	25	225	
23	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	1989	1989	3	20	80	

LAND DESCRIPTION

TOTAL OB/XF 929

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 300,375 Market: 0 Agricultural: 0 Common: 300,375 PRINTED 07/09/2026 BY SYS