

PT LOT 4 OF
IN OR 2648/69
SUB OF SEC 30-3N-28E PBK 1/5 &

FIRST BAPTIST CHURCH OF FERNANDINA FLORIDA
1600 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2023

00-00-30-0800-0004-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	22	PRECAST PN 100								8600	04	200	114.3450	27.44	5,488	1998	1998	0	0	0	50.00	50.00	VALUATION BY STANDARD								
Roof Structur	13	P-STRESS C 100								1 BARNS - 0% - 0														Heated Area: 200 HX Base Yr							
Roof Cover	11	SLATE 100								BAS 1998																					
Interior Wall	01	MINIMUM 100																													
Interior Floop	04	C ABOVE GD 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Fixtures	0	100																													
Frame	04	REIN CONC 100																													
Story Height	8	100																													
RMS	1	100																													
Stories	0	0 100																													
Units	0	0 100																													
Occupancy	00	NONE 100																													
Quality		04	Quality Level 04																												
DOR CODE		9100	UTILITIES																												
MAP NUM			MKT AREA								02																				
NEIGHBORHOOD/LOC		2001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	200	100	200	2,744																											
TOTALS		200	200	2,744																											
EXTRA FEATURES										1559 S 14TH ST, FERNANDINA BEACH										BLD DATE 03/07/2019 XF DATE 03/07/2019 INC 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	0430	CL FNC 6B	0	0	0	0	274.00	LF	11.16	11.16	100	1998	1998	3	48	1,467															
2	0463	FENCE GATE	0	0	0	0	2.00	UT	345.00	345.00	100	1998	1998	3	48	331															
3	0811	CONCRETE B	0	0	0	0	680.00	SF	5.20	5.20	100	1998	1998	3	77	2,723															
4	0819	CONC 12"	0	0	29	38	1,108.00	SF	4.75	4.75	100	1998	1998	3	77	4,053															
5	0920	CWALL-WD/M	0	0	132	0	132.00	LF	390.00	390.00	100	1998	1998	3	20	10,296															
6	0921	CWALL-CC P	0	0	149	0	149.00	LF	660.00	660.00	100	1998	1998	3	77	75,722															
LAND DESCRIPTION										TOTAL OB/XF 94,592																					
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	009640	C	HDWD	0	0007	CI	0.00	0.00	7.09	AC		1.00	1.00	1.00	175.00	175.00	1,241														
2	009100	C	UTILITY	0	0007	CI	0.00	0.00	4.13	AC		1.00	1.00	1.00	50,000.00	50,000.00	206,500														
REVIEW DATE 03/07/2019 BY KK Total Acres: 11.22 Total Land Value: 207,741 Market: 0 Agricultural: 0 Common: 207,741 PRINTED 08/02/2023 BY SYS																															