

BLK 2 PT OF TRACT B
IN OR 1542/1974 (EX PAR B-1)
AMELIA PARK PHASE 1 UNIT 1

HOLY TRINITY ANGLICAN CHURCH OF NASSAU COUNTY INC
1830 LAKE PARK DR
FERNANDINA BEACH, FL 32034

2023

00-00-31-102P-000B-0000



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	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	7	100
Frame	03	MASONRY 100
Story Height		16 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,608	100	2,608	511,593
CAN	120	30	36	7,062
FST	494	50	247	48,453

TOTALS	3,222		2,891	567,107
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	0	493.00	SF	6.50	6.50
2	0812	CONCRETE C	0	0	0	5,654.00	SF	4.00	4.00
3	0400	CONC CURB	0	0	0	1,170.00	LF	15.00	15.00
4	0972	ST LGHT UN	0	0	0	3.00	UT	2,530.00	2,530.00
5	0646	LWN SPRK H	0	0	0	45.00	UT	2.00	2.00
6	0811	CONCRETE B	0	0	0	567.00	SF	5.20	5.20
7	0812	CONCRETE C	0	0	0	1,403.00	SF	4.00	4.00
8	0646	LWN SPRK H	0	0	0	11.00	UT	2.00	2.00
9	0410	ELEVATOR	0	0	0	1.00	UT	30,000.00	30,000.00
10	0810	CONCRETE A	0	0	0	86.00	SF	6.50	6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	007100	C	CHURCH	0	0003	R-2	0.00	0.00	1.00

REVIEW DATE	11/07/2018	BY	KK
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
7101	04	2,891	124.6960	209.80	606,532	2009	2009	0	0	0	6.50	93.50	
1 CHURCH - 0% - 0													
Heated Area: 2608													
HX Base Yr													
FST 2009													
11/07/2018													
11/07/2018													
11/07/2018													

1830 PARK AVE, FERNANDINA BEACH	BLD DATE	11/07/2018	KK	LGL DATE	
	XF DATE	11/07/2018	KK	LAND DATE	11/07/2018
	INC DATE			AG DATE	KK

TOTAL OB/XF													
84,467													

Total Acres:	0.00	Total Land Value:	250,000	Market:	0	Agricultural:	0	Common:	250,000
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NASSAU COUNTY PROPERTY			
PAGE 1 of 2			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		1,377,944	
TOTAL MARKET OB/XF VALUE		242,326	
TOTAL LAND VALUE - MARKET		250,000	
TOTAL MARKET VALUE		1,870,270	
SOH/AGL Deduction		540,803	
ASSESSED VALUE		1,329,467	
TOTAL EXEMPTION VALUE		02	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,870,270	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,578,559	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20121212	WIRING UPST 4 REM	1,850	06/21/2012
20121074	A/C	7,950	06/11/2012
20120908	INT WALLS UPSTAIR	100,000	05/29/2012
20120407	H/AC	25,832	03/13/2012
20111870	INSTL 600 AMP SVC	3,500	10/18/2011
20111733	OTHER	9,720	09/29/2011

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
1542/1974	12/27/2007	WD	Q	V	
GRANTOR: AMELIA PARK DEV LLP					SALE PRICE
GRANTEE: HOLY TRINITY ANGLIC					300,000

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2009] W78 S17 W10 S10 E10 S5 E80 N6 W2 N4									
CAN=[YR=2009] E10 N12 W10 S12\$ N22\$ PTR=E25 FST=[YR=2009]									
E15 S25 E2 S7 W17 N32 \$ W25\$.									

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2023

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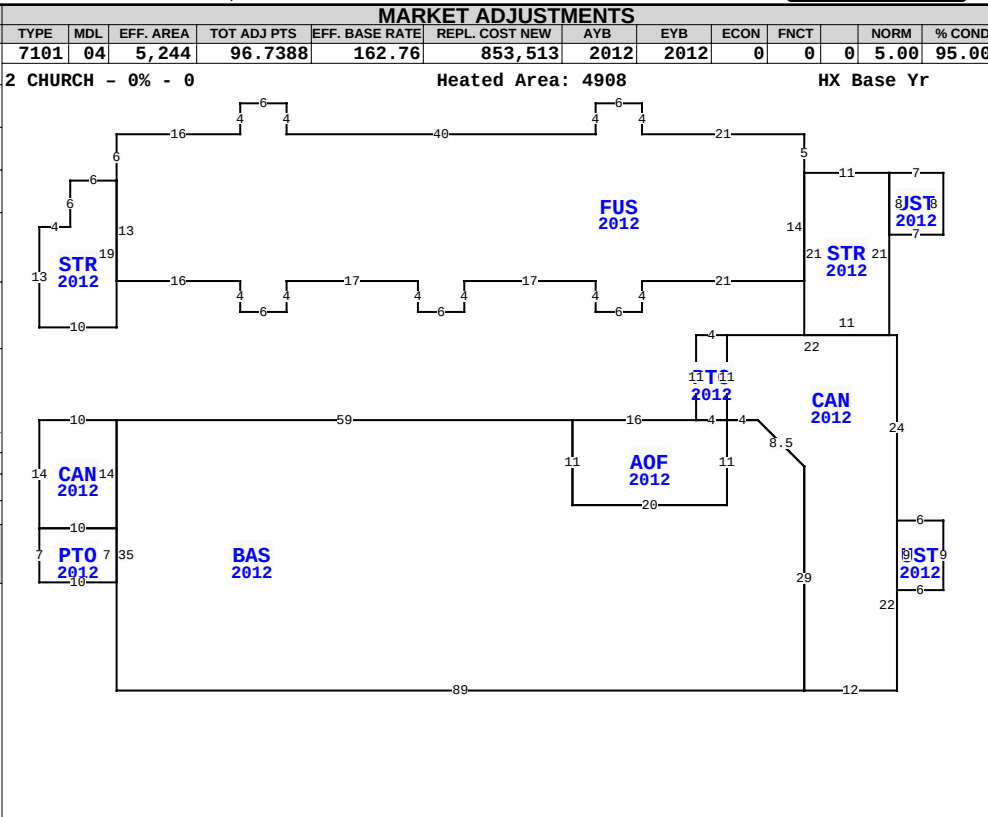
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	14	100
Frame	03	MASONRY 100
Story Height	8	100
RMS	12	100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	220	100	220	34,017
BAS	2,877	100	2,877	444,848
CAN	140	30	42	6,494
CAN	680	30	204	31,543
FUS	1,811	100	1,811	280,020
PTO	44	5	2	310
PTO	70	5	4	618
STR	166	10	17	2,629
STR	231	10	23	3,556
UST	54	40	22	3,402
TOTALS	6,349		5,244	810,837

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
11	0978	SECURITY LT	0	0	0	6.00	UT	450.00	450.00
12	0855	CONC PAVER	0	0	0	14,982.00	SF	10.00	10.00
13	0462	ST/AL FNC	0	0	0	444.00	SF	10.00	10.00
14	0855	CONC PAVER	0	0	0	692.00	SF	10.00	10.00

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



** This building has 11 Sub-Areas

1830 PARK AVE, FERNANDINA BEACH

BLD DATE 11/07/2018 KK LGL DATE 11/07/2018 KK
XF DATE 11/07/2018 KK LAND DATE 11/07/2018 KK
INC DATE AG DATE

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	2012	2012	3	85	2,295	
100	2016	2016	3	97	145,325	
100	2015	2015	3	81	3,596	
100	2015	2015	3	96	6,643	

TOTAL OB/XF									
157,859									

NASSAU COUNTY PROPERTY		PAGE 2 of 2	2
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Tax Group: 2		Tax Dist:	
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ASSESSED VALUE		1,329,467	
TOTAL EXEMPTION VALUE		02	1,329,467
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,870,270	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,578,559	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20111511	OTHER	8,000	09/01/2011
20111512	NEW CONSTR	488,000	09/01/2011
20111513	REPAIR/RRF	12,000	09/01/2011
20080763	H/AC	8,000	05/06/2008
20080599	ELEC OTHER	12,175	04/14/2008
20080411	OTHER	4,200	03/18/2008

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1542/1974	12/27/2007	WD	Q	V	
					300,000

GRANTOR: AMELIA PARK DEV LLP

GRANTEE: HOLY TRINITY ANGLIC

BUILDING NOTES									
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BUILDING DIMENSIONS

UST=[YR=2012] W6 CAN=[YR=2012] N24 W22 PTO=[YR=2012] W4 S11 AOF=[YR=2012] W16 BAS=[YR=2012] W59 CAN=[YR=2012] W10 S14 PTO=[YR=2012] S7 E10 N7 W10\$ E10 N14\$ S35 E89 N29 U6 L6 W4 S11 W20 N11\$ S11 E20 N11 W4\$ E4 N11\$ S11 E4 D6 R6 S29 E12 N22\$ S9 E6 N9\$ PTR=N45 UST=[YR=2012] W7STR=[YR=2012] W11FUS=[YR=2012] N5W21N4W6S4W40N4W6S4W16S6 STR=[YR=2012] W6S6W4S13E10N19\$S13E16 S4E6N4E17S4E6N4E17S4E6N4E21N14 \$S21E11N21\$S8E7N8\$S45\$.