



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 70
Interior Wall	05	DRYWALL 30
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	9	100
Frame	02	WOOD FRAME 100
Common Wall		15 100
Story Height		20 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1009.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	3,336	100
CAN	190	30
TOT ADJ AREA	3,336	57
SUBAREA MARKET VALUE	692,992	11,841
TOTALS	3,526	3,393 704,833

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7101	04	3,393	145.2514	244.39	829,215	1899	1990	0	0	0 15.00	85.00

1 CHURCH - 0% - 0

Heated Area: 3336

HX Base Yr

The diagram shows a building footprint with the following dimensions and labels:

- Top horizontal line: 32
- Top-left vertical line: 9
- Left vertical line: 68
- Bottom-left vertical line: 4
- Bottom-left corner: 10
- Bottom horizontal line: 10
- Bottom-right corner: 10
- Right vertical line: 87
- Top-right corner: 9
- Internal horizontal line: 19
- Internal vertical line: 10
- Internal horizontal line: 19
- Internal vertical line: 10
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- Internal

EXTRA FEATURES													
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
1	0811	CONCRETE B	0	0	21	48		947.00	SF 5.20	100	1970	1970	3 22
2	0819	CONC 12"	0	0	5	4		20.00	SF 9.50	100	1970	1970	3 22
3	0510	GARAGE WD-	0	0	20	16		320.00	SF 35.00	100	1999	1999	3 28
4	0810	CONCRETE A	0	0	4	6		24.00	SF 6.50	100	2001	2001	3 82
5	1242	WD DECK A	0	0	9	6		54.00	SF 10.00	100	2001	2001	3 20
6	0851	PATIO STON	0	0	8	3		24.00	SF 1.50	100	2001	2001	3 82
7	0803	ASPHALT C	0	0	0	0		6,400.00	SF 2.00	100	2002	2002	3 52
8	0441	STK FNC 4'	0	0	0	0		129.00	LF 6.50	100	2002	2002	3 21
TOTAL OB/XF 11,359													

LAND DESCRIPTION													
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
1	007100	C	CHURCH	0	0003	MU-8	140.00	100.00	14,000.00	SF		1.00	1.00
TOTAL ADJ 30.00													
ADJ UNIT PRICE 30.00													
LAND VALUE 420,000													
OTHER ADJUSTMENTS AND NOTES													
YEAR DENSITY DECL FRZ YR CONSRV													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 2		Tax Dist:	
BUILDING MARKET VALUE		793,289	
TOTAL MARKET OB/XF VALUE		11,359	
TOTAL LAND VALUE - MARKET		420,000	
TOTAL MARKET VALUE		1,224,648	
SOH/AGL Deduction		579,685	
ASSESSED VALUE		644,963	
TOTAL EXEMPTION VALUE		02	644,963
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		1,224,648	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		1,081,011	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230045	REPAIR	130,000	06/08/2023
20052985	ELEC OTHER	1,000	11/09/2005
20032819	XFOB	2,000	04/02/2003
20020529	REMODEL	2,000	03/28/2002
20012221	REMODEL	1,000	10/11/2001
20012198	SIGN	4,000	10/09/2001

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

BUILDING NOTES													

BUILDING DIMENSIONS													
BAS=[YR=1993] W32 S9 W9 S68 W4 S10 E10 CAN=[YR=1993] E19 N10 W19 S10 \$ N10 E19 S10 E16 N87 \$.													

MACEDONIA A M E CHURCH
P O BOX 6216
FERNANDINA BEACH, FL 32035-6216

00-00-31-1800-0048-0010

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