BLOCK 48 S1/2 OF LOT 3
IN OR 1500/1015
CITY OF FDNA BEACH

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

2023

00-00-31-1800-0048-0032

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	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

S 9TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		150,300
TOTAL MARKET VALUE		150,300
SOH/AGL Deduction		116,130
ASSESSED VALUE		34,170
TOTAL EXEMPTION VALUE	10	34,170
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		150,300
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		150,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1500/1015	5/22/2007	WD	Q	I		65,000
GRANTOR: DIEDRICH DAMIAN						
GRANTEE: MACEDONIA AME CHURC						
1500/1013	5/22/2007	WD	U	V	06	32,500
GRANTOR: STOWASSER TODD R						
GRANTEE: DIEDRICH DAMIAN						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0	0006	MU-8	50.00	100.00	5,010.00	SF		1.00	1.00	1.00	30.00	30.00	150,300							

REVIEW DATE 01/01/2018 BY MH Total Acres: 0.00 Total Land Value: 150,300 Market: 0 Agricultural: 0 Common: 150,300 PRINTED 08/02/2023 BY SYS