BLOCK 50 W 50 FT OF LOT 1
PT OR 651/778
CITY OF FDNA BCH

FIRST MISSIONARY BAPTIST CHURCH/JOHN R BAKER ET AL
20 S 9TH ST
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0050-0012

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

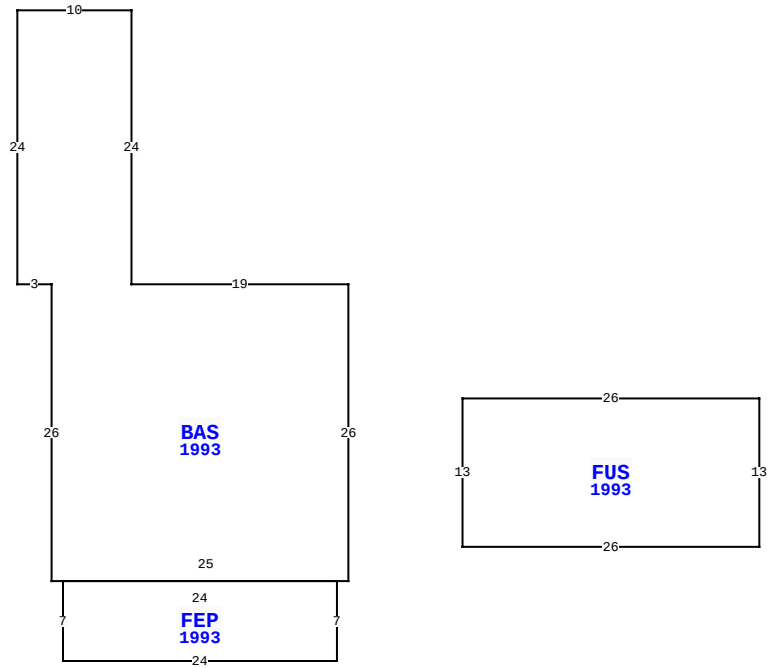
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 01
NEIGHBORHOOD/LOC 1002.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	916	100	916	73,166
FEP	168	80	134	10,703
FUS	338	100	338	26,998
TOTALS	1,422		1,388	110,868

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,388	90.8960	107.94	149,821	1925	1985	0	0	0	26.00	74.00

1 SNGL FAM – 0% - 0 Heated Area: 1254 HX Base Yr



BLD DATE	03/03/2023	NW	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

902 ATLANTIC AV, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 2	Tax Dist:
BUILDING MARKET VALUE	110,868
TOTAL MARKET OB/XF VALUE	131
TOTAL LAND VALUE - MARKET	150,000
TOTAL MARKET VALUE	260,999
SOH/AGL Deduction	81,754
ASSESSED VALUE	179,245
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	179,245
TOTAL JUST VALUE	260,999
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	251,580

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2002904	REPAIR/RRF	1,500	05/10/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0651/0778	3/12/1992	WD	U	I	09	175,000
GRANTOR: TABER ROBERT & F						
GRANTEE: FIRST MISSIONARY						
0289/0726	4/01/1979	WD	Q	I		12,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W19N24 W10 S24 E3 S26 E1 FEP=[YR=1993] S7 E24 N7 W24$ E25 N26$ PTR= E10S10 FUS=[YR=1993] E26 S13 W26 N13$ N10W10$.

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	0825	BRICK	0	0	6	3	18.00	SF	12.50	12.50	100	1970	1970	3	58	131	

LAND DESCRIPTION

TOTAL OB/XF 131

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	000100	C	SFR	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	30.00	30.00	150,000							

REVIEW DATE 06/04/2018 BY DJX Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS