BLK 50 LOT S 1/2 OF 2
IN OR 210/01 & OR 807/1511
CITY OF FDNA BCH

CHURCH FIRST BAPTIST/JOHN BAKER ET AL TRUSTEES
22 SOUTH 9TH ST
FERNANDINA BEACH, FL 32034

**2023**

**00-00-31-1800-0050-0022**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 1001 | V C W/XFOB | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1005.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 3,816 |
| TOTAL LAND VALUE - MARKET | | 150,000 |
| TOTAL MARKET VALUE | | 153,816 |
| SOH/AGL Deduction | | 53,837 |
| ASSESSED VALUE | | 99,979 |
| TOTAL EXEMPTION VALUE | 02 | 99,979 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 153,816 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 153,431 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0807/1511 | 9/29/1997 | WD | U | V | 07 | 100 |
| GRANTOR: HOLLOWAY KATHLEEN | | | | | | |
| GRANTEE: FIRST BPATIST CHURC | | | | | | |
| 0210/0001 | 1/01/1976 | WD | Q | V | | 4,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

S 9TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 12/28/2021 | KK | LGL DATE | 12/28/2021 KK |
| XF DATE | | | LAND DATE | |
| INC DATE | | | AG DATE | |

### BUILDING NOTES

### 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 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 100.00 | LF | 15.00 | 15.00 | 100 | 1980 | 1980 | 3 | 20 | 300 | |
| 2 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 1.00 | UT | 2,530.00 | 2,530.00 | 100 | 1995 | 1995 | 3 | 40 | 1,012 | |
| 3 | 0443 | STK FNC 6' | 0 | 0 | 0 | 0 | 50.00 | LF | 10.00 | 10.00 | 100 | 1995 | 1995 | 3 | 20 | 100 | |
| 4 | 0351 | CARPORT MT | 0 | 0 | 25 | 24 | 600.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 27 | 1,620 | |
| 5 | 0351 | CARPORT MT | 0 | 0 | 40 | 11 | 440.00 | SF | 6.60 | 6.60 | 100 | 2005 | 2005 | 3 | 27 | 784 | |

### BUILDING DIMENSIONS

### LAND DESCRIPTION

TOTAL OB/XF 3,816

| 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 | 001001 | C | V CM/XFOBT | 0 | 0003 | C-2 | 50.00 | 100.00 | 5,000.00 | SF | | 1.00 | 1.00 | 1.00 | 30.00 | 30.00 | 150,000 | | | | | | | |

REVIEW DATE 12/28/2021 BY KK Total Acres: 0.00 Total Land Value: 150,000 Market: 0 Agricultural: 0 Common: 150,000 PRINTED 08/02/2023 BY SYS