



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2										
Exterior Wall	05	AVERAGE 100	9600	01	1,817	106.0000	47.70	86,671	1950	1980	0	0	0	17.75	82.25	VALUATION SUMMARY									
Roof Structur	03	GABLE/HIP 100	1 RES EXEMPT - 0% - 0													Heated Area: 1640									
Roof Cover	03	COMP SHNGL 100														HX Base Yr									
Interior Wall	05	DRYWALL 100																							
Interior Floop	14	CARPET 100																							
Air Condition	03	CENTRAL 100																							
Heating Type	04	AIR DUCTED 100																							
Bedrooms	3	100																							
Bathrooms	2	100																							
Frame	02	WOOD FRAME 100																							
Stories	1.	1. 100																							
Units	0	100																							
BUD8 Adjustme	02	DIST FB 100																							
Occupancy	00	NONE 100																							
Quality			03	Quality Level 03																					
DOR CODE			7100CHURCHES																						
MAP NUM															01										
NEIGHBORHOOD/LOC			1005.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																					
BAS	1,436	100	1,436	56,339																					
BAS	60	100	60	2,354																					
BAS	144	100	144	5,650																					
FGR	288	55	158	6,199																					
FOP	24	30	7	275																					
FOP	40	30	12	470																					
TOTALS			1,992	1,817	71,287																				
EXTRA FEATURES			18 S 9TH ST, FERNANDINA BEACH																						
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	OB/XF MKT VALUE	NOTES									
1	0810	CONCRETE A	0	0	16	12		192.00	SF 6.50	100	1995	1995	3	72	899										
2	0443	STK FNC 6'	0	0	0	0		100.00	LF 10.00	100	1995	1995	3	20	200										
3	0978	SECURTY LT	0	0	0	0		5.00	UT 450.00	100	1995	1995	3	40	900										
4	0812	CONCRETE C	0	0	0	0		1,827.00	SF 4.00	100	1995	1995	3	72	5,262										
LAND DESCRIPTION			TOTAL OB/XF 7,261																						
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	007100	C	CHURCH	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	300,000								
REVIEW DATE 12/28/2021 BY KK Total Acres: 0.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 08/02/2023 BY SYS																									

CHURCH FIRST BAPTIST
22 S 9TH ST-PARSONAGE
FERNANDINA BEACH, FL 32034

00-00-31-1800-0050-0030

[illegible]