BLOCK 70 LOT 5
IN OR 902/1384
CITY OF FDNA BEACH

EPISCOPAL CHURCH IN THE DIOCESE OF FLORIDA INC
801 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2023

00-00-31-1800-0070-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

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

812 BROOME 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		5,680
TOTAL LAND VALUE - MARKET		297,500
TOTAL MARKET VALUE		303,180
SOH/AGL Deduction		204,748
ASSESSED VALUE		98,432
TOTAL EXEMPTION VALUE	15	98,432
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		303,180
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		257,700

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20041993	DEMOLITION	3,000	10/29/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0902/1384	10/08/1999	WD	U	I	06	100
GRANTOR: BURNS PAUL C TRUSTEE						
GRANTEE: EPISCOPAL CHURCH IN						
0900/0425	9/21/1999	TD	U	I	04	15,000
GRANTOR: CLERK OF COURT						
GRANTEE: BURNS PAUL C TRUSTE						

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
2	0462	ST/AL FNC	0	0	200	4	800.00	SF	10.00	10.00	100	2012	2012	3	71	5,680	

LAND DESCRIPTION

TOTAL OB/XF 5,680

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	000001	C	V RS W/XFOB	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.85	3,500.00	2,975.00	297,500							

REVIEW DATE 07/29/2022 BY KBA Total Acres: 0.00 Total Land Value: 297,500 Market: 0 Agricultural: 0 Common: 297,500 PRINTED 08/02/2023 BY SYS