LOTS 22 23 24 & LOTS 26 & 27
W OF R/W & S60' OF LOTS 20 &21
PT OF GOVT LOTS 1 & 2

SPRINGHILL BAPTIST CHURCH INC
941017 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS

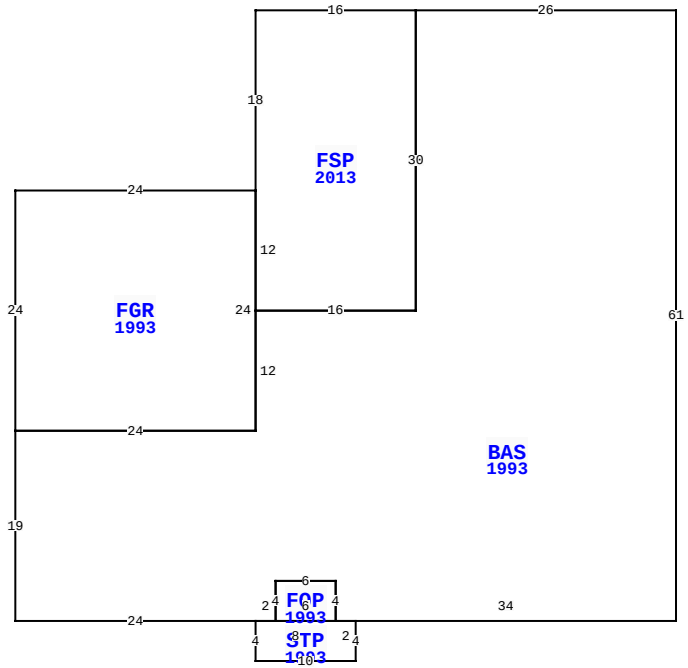
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,514	100	2,514	85,769
FGR	576	55	317	10,815
FOP	24	30	7	239
FSP	480	40	192	6,551
STP	40	10	4	137
TOTALS	3,634		3,034	103,509

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
9600	01	3,034	113.1600	50.92	154,491	1976	1976	0	0	0	33.00	67.00

1 RES EXEMPT – 0% - 0 Heated Area: 2514 HX Base Yr



BLD DATE	02/08/2018 KK	LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

941017 OLD NASSAUVILLE RD, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 5 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		12,773,329
TOTAL MARKET OB/XF VALUE		173,289
TOTAL LAND VALUE - MARKET		2,871,750
TOTAL MARKET VALUE		15,818,368
SOH/AGL Deduction		7,719,865
ASSESSED VALUE		8,098,503
TOTAL EXEMPTION VALUE	02	8,098,503
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,818,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,869,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R013214	REPAIR/RRF	0	04/01/2001
B018027	XFOB	7,500	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0919/0829	2/10/2000	QC	U	I	06	100
GRANTOR: MATANZAS PACKING COMP						
GRANTEE: SPRINGHILL BAPTIST						
0911/0389	12/14/1999	WD	U	I	10	100
GRANTOR: GUEST JOHN B ET AL TR						
GRANTEE: SPRINGHILL BAPTIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FSP=[YR=2013] W16 S18 FGR=[YR=1993] W24 S24 E24 N24$ S12 E16 N30$ S30 W16 S12 W24 S19 E24 STP=[YR=1993] S4 E10 N4 W2 FOP=[YR=1993] N4 W6 S4 E6$ W8$ E2 N4 E6 S4 E34 N61$.

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	0402	CONC BUMPE	0	0	0	0	47.00	UT	25.00	25.00	100	1994	1994	3	77	905	
2	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1994	1994	3	39	1,819	
3	0803	ASPHALT C	0	0	0	0	25,112.00	SF	2.00	2.00	100	1992	1992	3	50	25,112	
4	0803	ASPHALT C	0	0	0	0	10,000.00	SF	2.00	2.00	100	1994	1994	3	50	10,000	
5	0803	ASPHALT C	0	0	0	0	13,056.00	SF	2.00	2.00	100	1987	1987	3	50	13,056	
6	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	100	1980	1980	3	35	455	
7	0812	CONCRETE C	0	0	0	0	2,169.00	SF	4.00	4.00	100	1988	1988	3	57	4,945	
8	0812	CONCRETE C	0	0	0	0	2,875.00	SF	4.00	4.00	100	1981	1981	3	38	4,370	
9	0464	FNC GT 10'	0	0	3	5	15.00	UT	350.00	350.00	100	1980	1980	3	20	1,050	
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	0	0	3	100	6,000	

TOTAL OB/XF 67,712

LAND DESCRIPTION

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	007100	C	CHURCH	0		RS-1	0.00	0.00	38.29	AC		1.00	1.00	1.00	75,000.00	75,000.00	2,871,750							

REVIEW DATE 02/08/2018 BY KK Total Acres: 38.29 Total Land Value: 2,871,750 Market: 0 Agricultural: 0 Common: 2,871,750 PRINTED 08/02/2023 BY SYS

LOTS 22 23 24 & LOTS 26 & 27
W OF R/W & S60' OF LOTS 20 &21
PT OF GOVT LOTS 1 & 2

SPRINGHILL BAPTIST CHURCH INC
941017 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS

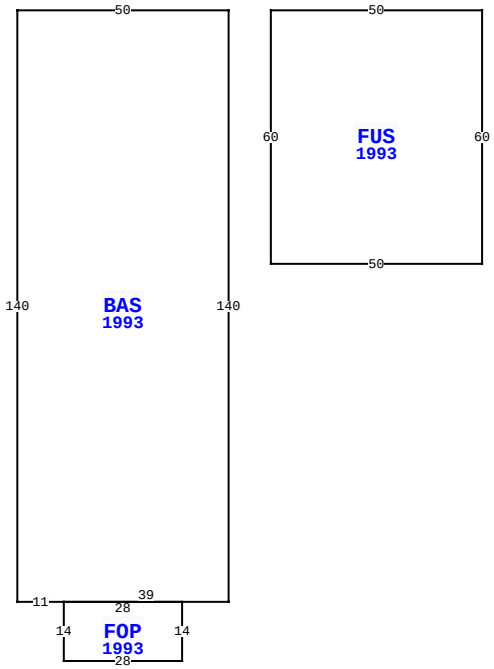
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		8 100
Frame	03	MASONRY 100
Story Height		20 100
RMS		9 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	7,000	100	7,000	946,534
FOP	392	30	118	15,956
FUS	3,000	100	3,000	405,658
TOTALS	10,392		10,118	1,368,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	10,118	115.6400	194.56	1,968,558	1981	1981	0	0	0	30.50	69.50

2 CHURCH – 0% - 0 Heated Area: 10000 HX Base Yr



941017 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	02/08/2018 KK	LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 5 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		12,773,329
TOTAL MARKET OB/XF VALUE		173,289
TOTAL LAND VALUE - MARKET		2,871,750
TOTAL MARKET VALUE		15,818,368
SOH/AGL Deduction		7,719,865
ASSESSED VALUE		8,098,503
TOTAL EXEMPTION VALUE	02	8,098,503
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,818,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,869,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0919/0829	2/10/2000	QC	U	I	06	100
GRANTOR: MATANZAS PACKING COMP						
GRANTEE: SPRINGHILL BAPTIST						
0911/0389	12/14/1999	WD	U	I	10	100
GRANTOR: GUEST JOHN B ET AL TR						
GRANTEE: SPRINGHILL BAPTIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 S140 E11 FOP=[YR=1993] S14 E28 N14 W28$
E39 N140$ PTR=E10 FUS=[YR=1993] E50 S60 W50 N60$ W10$.

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
11	0464	FNC GT 10'	0	0	4	5	20.00	UT	350.00	350.00	100	1990	1990	3	28	1,960	
12	0463	FENCE GATE	0	0	3	4	12.00	UT	300.00	300.00	100	1980	1980	3	20	720	
13	0464	FNC GT 10'	0	0	0	0	2.00	UT	350.00	350.00	100	1996	1996	3	42	294	
14	0431	CL FNC 8B	0	0	0	0	720.00	LF	12.50	12.50	100	1996	1996	3	42	3,780	
15	0423	CL FNC 5'	0	0	0	0	900.00	LF	6.85	6.85	100	1996	1996	3	42	2,589	
16	0422	CL FNC 4'	0	0	0	0	600.00	LF	15.00	15.00	100	1996	1996	3	42	3,780	
17	0424	CL FNC 6'	0	0	0	0	1,334.00	LF	20.00	20.00	100	1996	1996	3	42	11,206	
18	0425	CL FNC 8'	0	0	0	0	640.00	LF	10.65	10.65	100	1996	1996	3	42	2,863	
19	0681	POLE SHED	0	0	8	30	240.00	SF	15.00	15.00	100	1997	1997	3	26	936	
20	0425	CL FNC 8'	0	0	0	0	520.00	LF	10.65	10.65	100	1980	1980	3	20	1,108	

TOTAL OB/XF 29,236

LAND DESCRIPTION

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

REVIEW DATE 02/08/2018 BY KK Total Acres: 38.29 Total Land Value: 2,871,750 Market: 0 Agricultural: 0 Common: 2,871,750 PRINTED 08/02/2023 BY SYS

LOTS 22 23 24 & LOTS 26 & 27
W OF R/W & S60' OF LOTS 20 &21
PT OF GOVT LOTS 1 & 2

SPRINGHILL BAPTIST CHURCH INC
941017 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-0000-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		18 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

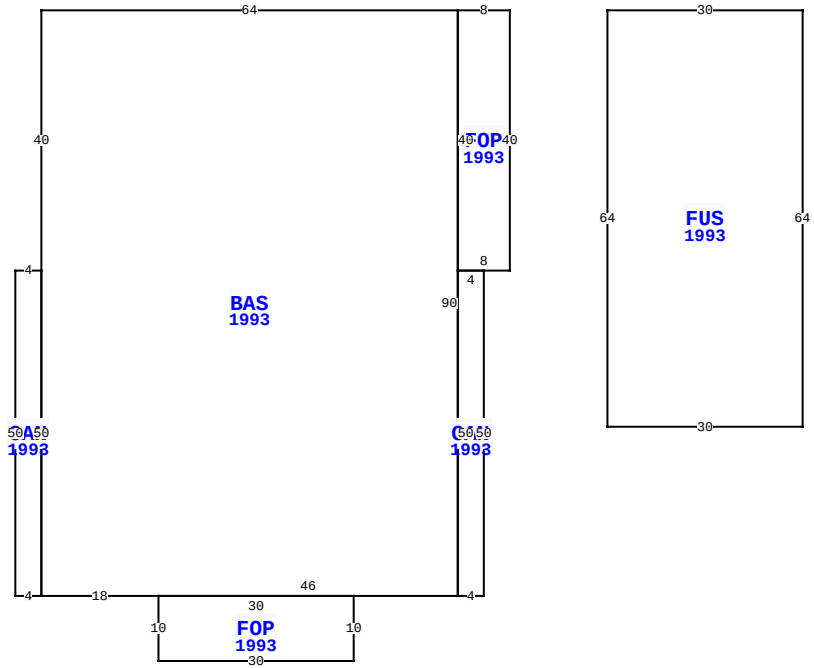
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,760	100	5,760	526,888
CAN	200	30	60	5,488
CAN	200	30	60	5,488
FOP	300	30	90	8,233
FOP	320	30	96	8,782
FUS	1,920	100	1,920	175,629
TOTALS	8,700		7,986	730,508

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	7,986	92.1500	155.04	1,238,149	1950	1960	0	0	0	41.00	59.00

3 CHURCH – 0% - 0 Heated Area: 7680 HX Base Yr



941017 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	02/08/2018	KK	LGL DATE	
XF DATE			LAND DATE	05/31/2023 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 5 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		12,773,329
TOTAL MARKET OB/XF VALUE		173,289
TOTAL LAND VALUE - MARKET		2,871,750
TOTAL MARKET VALUE		15,818,368
SOH/AGL Deduction		7,719,865
ASSESSED VALUE		8,098,503
TOTAL EXEMPTION VALUE	02	8,098,503
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,818,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,869,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0919/0829	2/10/2000	QC	U	I	06	100
GRANTOR: MATANZAS PACKING COMP						
GRANTEE: SPRINGHILL BAPTIST						
0911/0389	12/14/1999	WD	U	I	10	100
GRANTOR: GUEST JOHN B ET AL TR						
GRANTEE: SPRINGHILL BAPTIST						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W8 BAS=[YR=1993] W64 S40 CAN=[YR=1993] W4 S50
E4 N50$ S50 E18 FOP=[YR=1993] S10 E30 N10 W30$ E46
CAN=[YR=1993] E4 N50 W4 S50$ N90$ S40 E8 N40$ PTR=E15
FUS=[YR=1993] E30 S64 W30 N64$ W15$.

EXTRA FEATURES

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
21	0812	CONCRETE C	0	0	0	0	7,273.00	SF	4.00	4.00	100	2000	2000	3	80	23,274	
22	0803	ASPHALT C	0	0	0	0	30,424.00	SF	2.00	2.00	100	2000	2000	3	50	30,424	
23	0967	SPORTS FLR	0	0	0	0	9,000.00	SF	5.75	5.75	100	2000	2000	3	20	10,350	
24	0968	STAIRS	0	0	0	0	400.00	SF	0.00	0.00	100	2000	2000	3	100	0	
25	0875	HOT TUB	0	0	0	0	3.00	UT	1,200.00	1,200.00	100	2000	2000	3	20	720	
26	0940	SHEDS/PORT	0	0	15	10	150.00	SF	30.00	30.00	100	2000	2000	3	20	900	
28	0418	EXHST FAN	0	0	0	0	1.00	UT	400.00	400.00	100	2000	2000	3	20	80	
29	1122	CB 6"	0	0	0	0	397.00	SF	5.85	5.85	100	2000	2000	3	80	1,858	
30	0412	PERSN LIFT	0	0	0	0	1.00	UT	7,500.00	7,500.00	100	2000	2000	3	100	7,500	
31	4950	BOLLARD	0	0	0	0	10.00	UT	100.00	100.00	100	2000	2000	3	100	1,000	

TOTAL OB/XF 76,106

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/08/2018 BY KK Total Acres: 38.29 Total Land Value: 2,871,750 Market: 0 Agricultural: 0 Common: 2,871,750 PRINTED 08/02/2023 BY SYS

LOTS 22 23 24 & LOTS 26 & 27
W OF R/W & S60' OF LOTS 20 &21
PT OF GOVT LOTS 1 & 2

SPRINGHILL BAPTIST CHURCH INC
941017 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

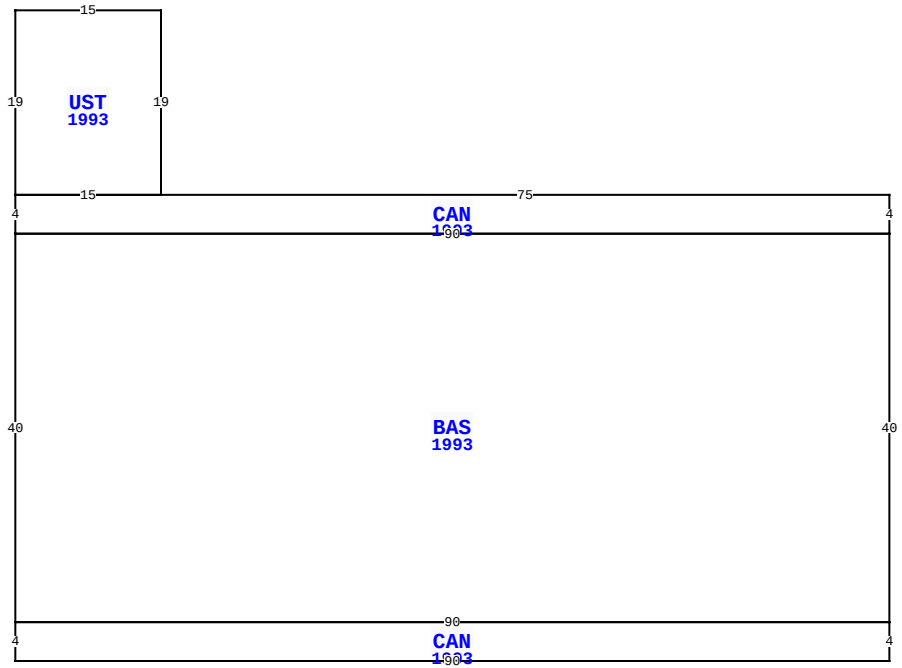
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,600	100	3,600	409,003
CAN	360	30	108	12,270
CAN	360	30	108	12,270
UST	285	40	114	12,952
TOTALS	4,605		3,930	446,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,930	100.7855	169.57	666,410	1976	1976	0	0	0	33.00	67.00

4 CHURCH – 0% - 0 Heated Area: 3600 HX Base Yr



BLD DATE	02/08/2018	KK	LGL DATE
XF DATE			LAND DATE 05/31/2023 MLU
INC DATE			AG DATE

941017 OLD NASSAUVILLE RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		12,773,329
TOTAL MARKET OB/XF VALUE		173,289
TOTAL LAND VALUE - MARKET		2,871,750
TOTAL MARKET VALUE		15,818,368
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TOTAL EXEMPTION VALUE	02	8,098,503
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,818,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,869,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0919/0829	2/10/2000	QC	U	I	06	100
GRANTOR: MATANZAS PACKING COMP						
GRANTEE: SPRINGHILL BAPTIST						
0911/0389	12/14/1999	WD	U	I	10	100
GRANTOR: GUEST JOHN B ET AL TR						
GRANTEE: SPRINGHILL BAPTIST						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W75 UST=[YR=1993] N19 W15 S19 E15$ W15 S4
BAS=[YR=1993] S40 CAN=[YR=1993] S4 E90 N4 W90$ E90 N40 W90$
E90 N4$.

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
33	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2000	2000	3	85	64	
34	0430	CL FNC 6B	0	0	0	0	32.00	LF	9.70	9.70	100	2000	2000	3	55	171	

LAND DESCRIPTION

TOTAL OB/XF 235

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

REVIEW DATE 02/08/2018 BY KK Total Acres: 38.29 Total Land Value: 2,871,750 Market: 0 Agricultural: 0 Common: 2,871,750 PRINTED 08/02/2023 BY SYS

LOTS 22 23 24 & LOTS 26 & 27
W OF R/W & S60' OF LOTS 20 &21
PT OF GOVT LOTS 1 & 2

SPRINGHILL BAPTIST CHURCH INC
941017 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2023

34-2N-28-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 70
Exterior Wall	28	GLASS THRM 30
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		66 100
Frame	06	FIREPROOF 100
Story Height		55 100
RMS		61 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	19,600	100	19,600	6,889,682
CAN	672	30	202	71,006
FUS	7,800	100	7,800	2,741,812
KTA	216	110	238	83,660
KTG	576	125	720	253,090
UOP	1,216	20	243	85,418
TOTALS	30,080		28,803	10,124,669

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	28,803	234.7488	394.96	11,376,033	2000	2000	0	0	0	11.00	89.00

5 CHURCH – 0% - 0 Heated Area: 28192 HX Base Yr

941017 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	02/08/2018 KK	LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		12,773,329
TOTAL MARKET OB/XF VALUE		173,289
TOTAL LAND VALUE - MARKET		2,871,750
TOTAL MARKET VALUE		15,818,368
SOH/AGL Deduction		7,719,865
ASSESSED VALUE		8,098,503
TOTAL EXEMPTION VALUE	02	8,098,503
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		15,818,368
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		10,869,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0919/0829	2/10/2000	QC	U	I	06	100
GRANTOR: MATANZAS PACKING COMP						
GRANTEE: SPRINGHILL BAPTIST						
0911/0389	12/14/1999	WD	U	I	10	100
GRANTOR: GUEST JOHN B ET AL TR						
GRANTEE: SPRINGHILL BAPTIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] 19600$ FUS=[YR=2000] 7800$ KTA=[YR=2000] 216$
KTG=[YR=2000] 576$ CAN=[YR=2000] 672$ UOP=[YR=2000] 1216$.

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

REVIEW DATE 02/08/2018 BY KK Total Acres: 38.29 Total Land Value: 2,871,750 Market: 0 Agricultural: 0 Common: 2,871,750 PRINTED 08/02/2023 BY SYS