

LOT A (EX R/W IN OR 382/558)
LENWORTH S MORRISON S/D
DBK 258/27-51

CHURCH O NEIL BAPTIST
C/O ELEANOR M SIMMONS, PO BOX 70
FERNANDINA BEACH, FL 32035-0070

2023

39-2N-28-5020-000A-0000



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	VALUATION SUMMARY																				
Exterior Wall	15	CONC BLOCK 100	7101	04	1,379	74.6550	125.61	173,216	1948	1948	0	0	0	37.00	63.00	STANDARD																			
Roof Structur	04	WOOD TRUSS 100	1 CHURCH - 0% - 0													Heated Area: 1374										HX Base Yr									
Roof Cover	03	COMP SHNGL 100																																	
Interior Wall	04	PLYWOOD 100																																	
Interior Floo	03	CONC FINSH 100																																	
Ceiling	01	FIN.SUSPD 100																																	
Air Condition	01	NONE 100																																	
Heating Type	02	CONVECTION 100																																	
Fixtures	3	100																																	
Frame	03	MASONRY 100																																	
Story Height	8	100																																	
RMS	1	100																																	
Stories	1.	1. 100																																	
Units	0	100																																	
BUD8 Adjustme	04	DIST 01 100																																	
Occupancy	00	NONE 100																																	
Quality	03	Quality Level 03																																	
DOR CODE	7100	CHURCHES																																	
MAP NUM		MKT AREA											04																						
NEIGHBORHOOD/LOC	4002.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,374	100	1,374	108,730																															
FOP	18	30	5	396																															
TOTALS	1,392		1,379	109,126																															
EXTRA FEATURES					474257 SR 200, 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	1123	CB 8"	0	0	0	0	64.00	SF	6.15	6.15	100	1960	1960	3	20	79																			
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440																			
3	0810	CONCRETE A	0	0	15	15	225.00	SF	6.50	6.50	100	2000	2000	3	80	1,170																			
4	0421	CL FNC 3'	0	0	0	0	137.00	LF	4.00	4.00	100	2000	2000	3	55	301																			
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	55	165																			
6	0810	CONCRETE A	0	0	0	0	44.00	SF	6.50	6.50	100	2000	2000	3	80	229																			
TOTAL OB/XF 3,384																																			
LAND DESCRIPTION																																			
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	0004	RS-1	90.00	185.00	90.00	FF		1.00	1.00	1.25	700.00	875.00	78,750																		
REVIEW DATE 02/04/2022 BY KK Total Acres: 0.00 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750 PRINTED 08/02/2023 BY SYS																																			

CHURCH O NEIL BAPTIST
C/O ELEANOR M SIMMONS, PO BOX 70
FERNANDINA BEACH, FL 32035-0070

39-2N-28-5020-000A-0000

[illegible]