BLOCK B LOT 4
OAK GROVE UNIT # 1 PB 0/61

CHURCH FIVE POINTS BAPTIST/
736 BONNIE VIEW RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-042B-000B-0040

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	12	HARDWOOD 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

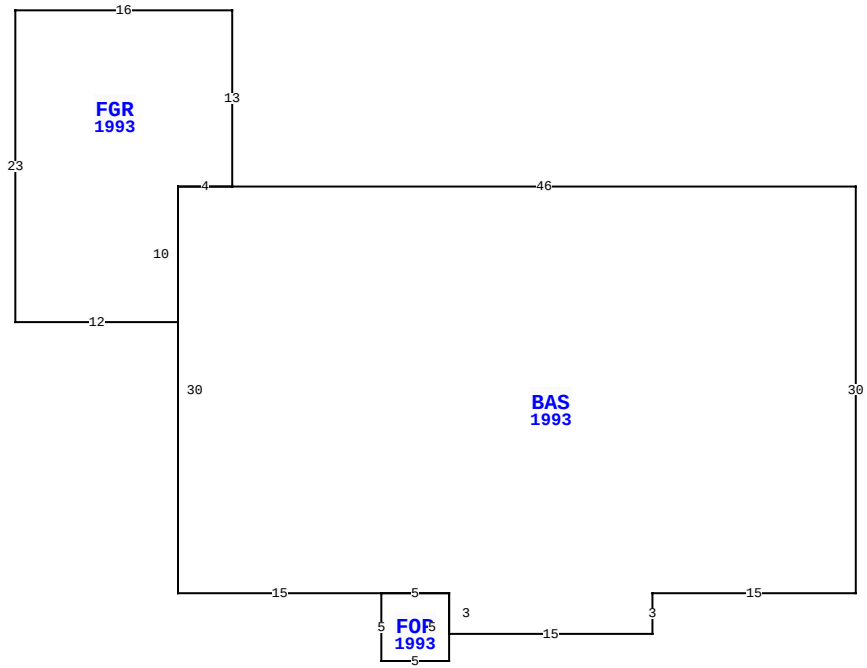
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,545	100	1,545	106,985
FGR	328	55	180	12,464
FOP	25	30	8	554
TOTALS	1,898		1,733	120,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,733	122.5000	116.38	201,687	1962	1962	0	0	0	40.50	59.50

1 SINGLE FAM – 0% - 0 Heated Area: 1545 HX Base Yr



780 MOURNING DOVE LN, FERNANDINA BEACH

BLD DATE	07/20/2018	KK	LGL DATE	
XF DATE	07/20/2018	KK	LAND DATE	04/11/2024 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		120,004
TOTAL MARKET OB/XF VALUE		29,180
TOTAL LAND VALUE - MARKET		130,000
TOTAL MARKET VALUE		279,184
SOH/AGL Deduction		99,655
ASSESSED VALUE		179,529
TOTAL EXEMPTION VALUE	02	179,529
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		279,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,494

PERMIT NUM	DESCRIPTION	AMT	ISSUED
2898	H/AC	2,500	02/02/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W46 FGR=[YR=1993] N13 W16 S23 E12 N10 E4 $ W4 S30 E15 FOP=[YR=1993] S5 E5 N5 W5 $ E5 S3 E15 N3 E15 N30 $.

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	0940	SHEDS/PORT	0	0	9	11	99.00	SF	30.00	30.00	100	1962	1962	3	20	594	
2	0811	CONCRETE B	0	0	0	0	563.00	SF	5.20	5.20	100	1962	1962	3	20	586	
3	0855	CONC PAVER	0	0	0	0	2,800.00	SF	10.00	10.00	100	2024	2022		100	28,000	

LAND DESCRIPTION

TOTAL OB/XF 29,180

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	000150	C	SFR EXEMPT	0		RSF-	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 08/06/2024 BY SYS