1 2 3 4 9 11 N1/2 OF 13 &
PT OF LOTS 5 & 7
IN DB 220/314 & OR 71/205

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

2024

00-00-30-0540-0001-0000

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
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		1 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

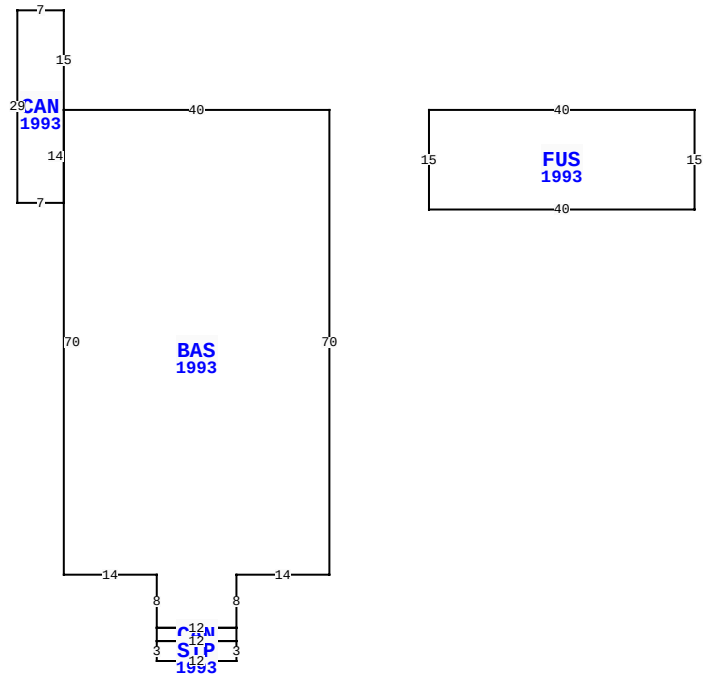
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,896	100	2,896	285,256
CAN	24	30	7	690
CAN	203	30	61	6,008
FUS	600	100	600	59,100
STP	36	10	4	394
TOTALS	3,759		3,568	351,448

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,568	104.0300	162.81	580,906	1959	1964	0	0	0	39.50	60.50

1 CHURCH – 0% - 0 Heated Area: 3496 HX Base Yr



736 BONNIEVIEW RD, FERNANDINA BEACH

BLD DATE	07/20/2016	KK	LGL DATE
XF DATE			LAND DATE
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

PAGE 1 of 3 8

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,233,829
TOTAL MARKET OB/XF VALUE		40,328
TOTAL LAND VALUE - MARKET		276,069
TOTAL MARKET VALUE		1,550,226
SOH/AGL Deduction		469,777
ASSESSED VALUE		1,080,449
TOTAL EXEMPTION VALUE	02	1,080,449
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,550,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,654,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632575	18X36 CPT	14,062	06/01/2016
R1414224	REPAIR/RRF	8,000	12/01/2014

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 CAN=[YR=1993] N15 W7 S29 E7 N14$ S70 E14 S8 CAN=[YR=1993] S2 STP=[YR=1993] S3 E12 N3 W12$ E12 N2 W12$ E12 N8 E14 N70$ PTR=E15 FUS=[YR=1993] E40 S15 W40 N15$ W15$.

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	0803	ASPHALT C	0	0	137	59	8,083.00	SF	2.00	2.00	100	1987	1987	3	50	8,083	
2	0811	CONCRETE B	0	0	0	0	852.00	SF	5.20	5.20	100	1987	1987	3	52	2,304	
3	0803	ASPHALT C	0	0	184	20	3,680.00	SF	2.00	2.00	100	1987	1987	3	50	3,680	
4	0811	CONCRETE B	0	0	0	0	834.00	SF	5.20	5.20	100	2000	2000	3	79	3,426	
5	0422	CL FNC 4'	0	0	0	0	101.00	LF	15.00	15.00	100	1995	1995	3	36	545	
6	0810	CONCRETE A	0	0	13	6	78.00	SF	6.50	6.50	100	1987	1987	3	52	264	
7	4950	BOLLARD	0	0	0	0	12.00	UT	100.00	100.00	100	2000	2000	3	100	1,200	
8	0402	CONC BUMPE	0	0	0	0	2.00	UT	25.00	25.00	100	2000	2000	3	84	42	
9	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1990	1990	3	28	871	
10	0940	SHEDS/PORT	0	0	18	12	216.00	SF	30.00	30.00	100	1970	1970	3	20	1,296	

TOTAL OB/XF 21,711

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	0003	RSF-2	0.00	0.00	69,017.20	SF		1.00	1.00	1.00	4.00	4.00	276,069							

REVIEW DATE 08/01/2022 BY HSA Total Acres: 0.00 Total Land Value: 276,069 Market: 0 Agricultural: 0 Common: 276,069 PRINTED 08/06/2024 BY SYS

1 2 3 4 9 11 N1/2 OF 13 &
PT OF LOTS 5 & 7
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CHURCH FIVE POINTS BAPTIST
736 BONNIE VIEW RD
FERNANDINA BEACH, FL 32034

2024

00-00-30-0540-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	05	ASPH TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

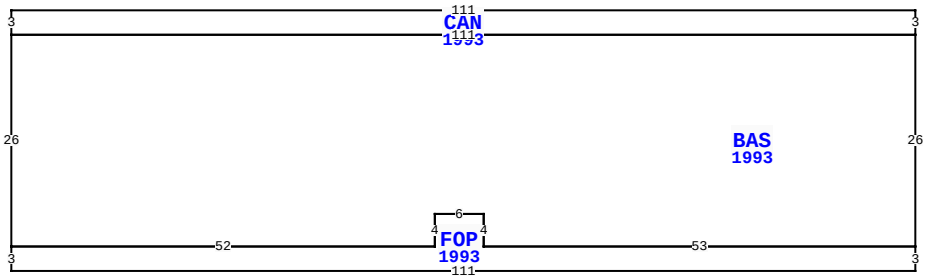
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,862	100	2,862	215,377
CAN	333	30	100	7,525
FOP	357	30	107	8,052
TOTALS	3,552		3,069	230,955

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,069	70.2000	109.86	337,160	1965	1965	0	0	0	31.50	68.50

2 CHURCH – 0% - 0 Heated Area: 2862 HX Base Yr



BLD DATE	07/20/2016 KK	LGL DATE
XF DATE		LAND DATE
INC DATE		AG DATE

736 BONNIEVIEW RD, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		1,233,829
TOTAL MARKET OB/XF VALUE		40,328
TOTAL LAND VALUE - MARKET		276,069
TOTAL MARKET VALUE		1,550,226
SOH/AGL Deduction		469,777
ASSESSED VALUE		1,080,449
TOTAL EXEMPTION VALUE	02	1,080,449
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,550,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,654,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W111 S3 BAS=[YR=1993] S26 FOP=[YR=1993] S3 E111 N3 W53 N4 W6 S4 W52$ E52 N4 E6 S4 E53 N26 W111$ E111 N3$.

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	0803	ASPHALT C	0	0	0	0	13,993.00	SF	2.00	2.00	100	1987	1987	3	50	13,993	
12	0810	CONCRETE A	0	0	0	0	316.00	SF	6.50	6.50	100	1987	1987	3	52	1,068	
13	0443	STK FNC 6'	0	0	0	0	39.00	LF	10.00	10.00	100	2008	2008	3	35	137	
14	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2008	2008	3	74	222	
15	0351	CARPORT MT	0	0	36	12	432.00	SF	10.00	10.00	100	2016	2016	3	74	3,197	

LAND DESCRIPTION

TOTAL OB/XF 18,617

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 08/01/2022 BY HSA Total Acres: 0.00 Total Land Value: 276,069 Market: 0 Agricultural: 0 Common: 276,069 PRINTED 08/06/2024 BY SYS

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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	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

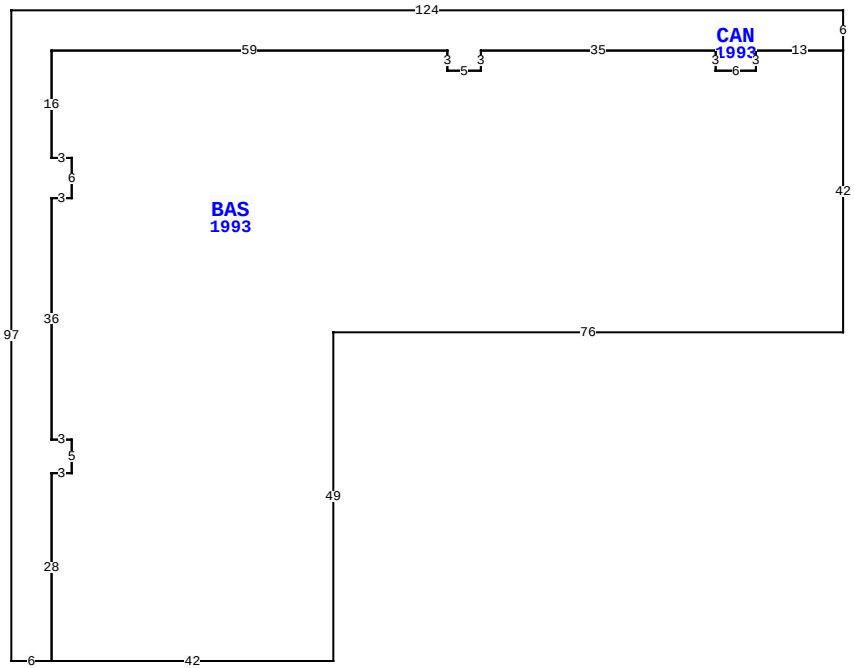
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2018.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,948	100	6,948	615,378
CAN	1,356	30	407	36,048
TOTALS	8,304		7,355	651,426

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	7,355	86.4000	135.22	994,543	1974	1974	0	0	0	34.50	65.50

3 CHURCH – 0% - 0 Heated Area: 6948 HX Base Yr



736 BONNIEVIEW RD, FERNANDINA BEACH

BLD DATE	07/20/2016	KK	LGL DATE
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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,550,226
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,654,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1993] W124S97E6BAS=[YR=1993] E42 N49 E76
N42W13S3W6N3W35S3W5N3 W59S16E3S6W3S36E3S5W3S28$N28E3
N5W3N36E3N6W3N16E59S3E5N3E35S3 E6N3E13N6$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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 08/01/2022 BY HSA Total Acres: 0.00 Total Land Value: 276,069 Market: 0 Agricultural: 0 Common: 276,069 PRINTED 08/06/2024 BY SYS