

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	23	REINF CONC 100								7101	04	13,494	148.5484	232.48	3,137,085	1882	1985		0	0	0	19.00	81.00								
Roof Structur	04	WOOD TRUSS 100								1 CHURCH - 0% - 0														Heated Area: 13193							
Roof Cover	03	COMP SHNGL 100																						HX Base Yr							
Interior Wall	05	DRYWALL 100																													
Interior Floo	14	CARPET 80																													
Interior Floo	12	HARDWOOD 20																													
Ceiling	02	F. NOT SUS 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Fixtures	19	100																													
Frame	04	REIN CONC 100																													
Story Height		26 100																													
RMS		14 100																													
Stories	1.5	1.5 100																													
Units		0 100																													
BUD8 Adjustme	02	DIST FB 100																													
Occupancy	00	NONE 100																													
Quality	04	Quality Level 04																													
DOR CODE	7100	CHURCHES																													
MAP NUM		MKT AREA																						01							
NEIGHBORHOOD/LOC	1005.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	3,706	100	3,706	697,873																											
BAS	4,561	100	4,561	858,876																											
CAN	12	30	4	753																											
FBM	3,013	70	2,109	397,143																											
FUS	1,251	100	1,251	235,574																											
FUS	783	100	783	147,446																											
FUS	783	100	783	147,446																											
STP	10	10	1	188																											
STR	57	10	6	1,130																											
STR	127	10	13	2,448																											
TOTALS	15,685		13,494	2,541,039																											
EXTRA FEATURES					202 N 4TH ST, 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	0812	CONCRETE C	0	0	0	687.00	SF	4.00	4.00	100	2000	2000	3	79	2,171																
2	0830	FLAGSTONE	0	0	0	385.00	SF	12.00	12.00	100	1940	1940	3	20	924																
3	0400	CONC CURB	0	0	0	86.00	LF	15.00	15.00	100	1960	1960	3	20.8	268																
4	0402	CONC BUMPE	0	0	0	3.00	UT	25.00	25.00	100	2015	2015	3	97	73																
5	0810	CONCRETE A	0	0	15	5	75.00	SF	6.50	100	2000	2000	3	79	385																
6	0810	CONCRETE A	0	0	10	9	90.00	SF	6.50	100	2000	2000	3	79	462																
7	0811	CONCRETE B	0	0	0	0	720.00	SF	5.20	100	2000	2000	3	79	2,958																
8	0811	CONCRETE B	0	0	6	5	30.00	SF	5.20	100	2000	2000	3	79	123																
9	0811	CONCRETE B	0	0	0	0	537.00	SF	5.20	100	2015	2015	3	95	2,653																
10	0812	CONCRETE C	0	0	0	0	1,076.00	SF	4.00	100	2015	2015	3	95	4,089																
LAND DESCRIPTION					TOTAL OB/XF										14,106																
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							
1	007100	C	CHURCH		0	0003	R-2	80.00	100.00	80.00	FF	1.00	1.00	1.00	4,000.00	4,000.00	320,000														
2	007100	C	CHURCH		0	0003	R-2	80.00	100.00	80.00	FF	1.00	1.00	1.00	4,000.00	4,000.00	320,000														
REVIEW DATE	08/01/2022		BY	HSA		Total Acres: 0.00		Total Land Value: 640,000		Market: 0		Agricultural: 0		Common: 640,000		PRINTED 08/06/2024 BY SYS															

DIOCESE OF ST AUGUSTINE
C/O CATHOLIC CENTER, 11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

00-00-31-1800-0021-0010

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