



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	04	PLYWOOD 100		
Interior Floo	07	CORK/VTILE 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		10 100		
RMS		7 100		
Stories	1.	1. 100		
Units		0 100		
BUD8 Adjustme	02	DIST FB 100		
Occupancy	00	NONE 100		
Quality	03	Quality Level 03		
DOR CODE	7100CHURCHES			
MAP NUM		MKT AREA	01	
NEIGHBORHOOD/LOC	1005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	5,156	100	5,156	552,397
FOP	120	30	36	3,857
TOTALS	5,276		5,192	556,254

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7101	04	5,192	87.2100	136.48	708,604	1979	1980	0	0	21.50	78.50
1 CHURCH - 0% - 0											
Heated Area: 5156											
HX Base Yr											
32 S 9TH ST, FERNANDINA BEACH											
BLD DATE	09/29/2021	KK	LGL DATE	09/29/2021	KK						
XF DATE	09/29/2021	KK	LAND DATE	09/29/2021	KK						
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY				PAGE 1 of 1		2	
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 2				Tax Dist:			
BUILDING MARKET VALUE				556,254			
TOTAL MARKET OB/XF VALUE				1,098			
TOTAL LAND VALUE - MARKET				300,000			
TOTAL MARKET VALUE				857,352			
SOH/AGL Deduction				235,122			
ASSESSED VALUE				622,230			
TOTAL EXEMPTION VALUE				02	622,230		
BASE TAXABLE VALUE				0			
TOTAL JUST VALUE				857,352			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				902,977			
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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
1	0810	CONCRETE A	0	0	14	6		84.00	SF 6.50	100	1980	1980	3	32.5
2	0463	FENCE GATE	0	0	0	0		2.00	UT 300.00	100	1980	1980	3	20
3	0810	CONCRETE A	0	0	7	4		28.00	SF 6.50	100	1980	1980	3	32.5
4	0810	CONCRETE A	0	0	6	7		42.00	SF 6.50	100	1980	1980	3	32.5
5	0810	CONCRETE A	0	0	0	0		82.00	SF 6.50	100	1980	1980	3	32.5
6	0446	BOX FNC 6'	0	0	0	0		120.00	LF 20.00	100	1980	1980	3	20

LAND DESCRIPTION										TOTAL OB/XF					1,098		
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	LA VA
1	007100	C	CHURCH	0	0003	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	30.00	30.00	3