BLOCK 70 LOTS 3 4 & 6
IN OR 360/519 & OR 384 PG 692
CITY OF FDNA BEACH

ST PETERS EPISCOPAL CHURCH CEMETARY ASSOCIATION
801 ATLANTIC AV
FERNANDINA BEACH, FL 32034

2024

00-00-31-1800-0070-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

812 BROOME ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/30/2024 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		26,510
TOTAL LAND VALUE - MARKET		532,800
TOTAL MARKET VALUE		559,310
SOH/AGL Deduction		366,047
ASSESSED VALUE		193,263
TOTAL EXEMPTION VALUE	15	193,263
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		559,310
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		493,388

PERMIT NUM	DESCRIPTION	AMT	ISSUED
948101	GARAGE	3,500	01/19/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0384/0692	4/01/1983	WD	U	V		100
GRANTOR:						
GRANTEE:						
0359/0089	5/01/1982	CT	U	V		1,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0511	GARAGE CB-	0	0	16	16	256.00	SF	40.00	40.00	100	1994	1994	3	68	6,963	
2	0825	BRICK	0	0	0	0	720.00	SF	12.50	12.50	100	2000	2000	3	94	8,460	
3	1128	BRICK 12"	0	0	0	0	27.00	SF	14.00	14.00	100	2012	2012	3	98	370	
4	0462	ST/AL FNC	0	0	394	4	1,576.00	SF	10.00	10.00	100	2012	2012	3	68	10,717	

LAND DESCRIPTION

TOTAL OB/XF 26,510

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	007610	C	CEMETERY	0	0006	R-2	100.00	200.00	100.00	FF		1.00	1.00	0.73	4,000.00	2,928.00	292,800							
2	007610	C	CEMETERY	0	0006	R-2	100.00	100.00	100.00	FF		1.00	1.00	0.60	4,000.00	2,400.00	240,000							

REVIEW DATE 08/01/2022 BY HSA Total Acres: 0.00 Total Land Value: 532,800 Market: 0 Agricultural: 0 Common: 532,800 PRINTED 08/06/2024 BY SYS