

BLOCK 78 LOT E 45' OF LOT 1
IN OR 1181/692
CITY OF FDNA BEACH

HARVEST OUTREACH MINISTRIES INC
PO BOX 1289
FERNANDINA BEACH, FL 32035-1289

2024

00-00-31-1800-0078-0011



BUILDING CHARACTERISTICS			CONSTRUCTION		
Exterior Wall	05	AVERAGE	100		
Roof Structur	04	WOOD TRUSS	100		
Roof Cover	03	COMP SHNGL	100		
Interior Wall	06	CUST PANEL	80		
Interior Wall	05	DRYWALL	20		
Interior Floo	12	HARDWOOD	100		
Ceiling	01	FIN.SUSPD	100		
Air Condition	03	CENTRAL	100		
Heating Type	04	AIR DUCTED	100		
Fixtures		5	100		
Frame	02	WOOD FRAME	100		
Story Height		14	100		
RMS		4	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	7100	CHURCHES			
MAP NUM		MKT AREA		01	
NEIGHBORHOOD/LOC	1001.00				

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,276	100	2,276	318,954
FBM	683	70	478	66,986
TOTALS	2,959		2,754	385,940

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	1242	WD DECK A	0	0	3	13	39.00	SF	10.00	10.00	78
2	0097	AWNING CN	0	0	0	0	12.00	SF	65.00	65.00	343
3	1242	WD DECK A	0	0	6	6	36.00	SF	10.00	10.00	72
4	0810	CONCRETE A	0	0	23	4	92.00	SF	6.50	6.50	520
5	0819	CONC 12"	0	0	12	7	84.00	SF	9.50	9.50	694

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	007100	C	CHURCH	0	0006	R-2	45.00	100.00	45.00	FF	

REVIEW DATE 08/01/2022 BY HSA

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7101	04	2,754	109.2000	170.90	470,659	1945	1980	0	0	18.00	82.00
1 CHURCH - 0% - 0											
Heated Area: 2754 HX Base Yr											
905 BROOME ST, FERNANDINA BEACH											
BLD DATE 10/30/2017 KK LGL DATE 04/30/2024 MLU											

TOTAL OB/XF											
1,707											

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1,707											

Total Acres: 0.00 Total Land Value: 180,000 Market: 0 Agricultural: 0 Common: 180,000

NASSAU COUNTY PROPERTY											
PAGE 1 of 1 2											
VALUATION SUMMARY											
VALUATION BY STANDARD											
Tax Group: 2 Tax Dist:											
BUILDING MARKET VALUE 385,940											
TOTAL MARKET OB/XF VALUE 1,707											
TOTAL LAND VALUE - MARKET 180,000											
TOTAL MARKET VALUE 567,647											
SOH/AGL Deduction 232,632											
ASSESSED VALUE 335,015											
TOTAL EXEMPTION VALUE 02 335,015											
BASE TAXABLE VALUE 0											
TOTAL JUST VALUE 567,647											
NCON VALUE 290											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE 579,599											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20230037	REMOVE ROOF AND R		11/21/2023
20090207	SIGN	290	02/17/2009
B959171	REMODEL	1,200	06/28/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1181/0692	10/17/2003	WD	U	I	01	100
GRANTOR: MT CALVARY BAPTIST CH						
GRANTEE: HARVEST OUTREACH MI						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W1 N8 W22 S8 W12 S60 E35 N60 \$ PTR= E15											
FBM=[YR=1993] E12 N5 E10 S5 E13 S15 W23 S9 W12 N24 \$ W15 \$.											

OTHER ADJUSTMENTS AND NOTES											

PRINTED 08/06/2024 BY SYS