PARCELS 9-3 & 9-5
IN OR 789/899

**FERNANDINA BEACH FLORIDA CONG OF JEHOVAHS WITNESSE**
C/O CURTIS SERGENT, 96108 SPECKLED TROUT TR
FERNANDINA BEACH, FL 32034

**2024**

**27-2N-28-0000-0009-0030**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

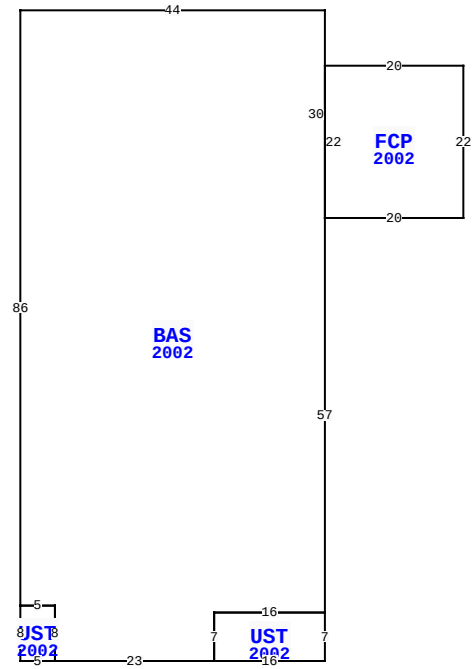
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 60 |
| Exterior Wall | 19 | COMMON BRK 40 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 16 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 10 100 |
| RMS | | 5 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 7100 | CHURCHES |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,984 | 100 | 3,984 | 624,479 |
| FCP | 440 | 30 | 132 | 20,690 |
| UST | 40 | 40 | 16 | 2,508 |
| UST | 112 | 40 | 45 | 7,054 |
| TOTALS | 4,576 | | 4,177 | 654,731 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 4,177 | 115.9229 | 181.42 | 757,791 | 2002 | 2002 | 0 | 0 | 0 | 13.60 | 86.40 |

1 CHURCH – 0% - 0 Heated Area: 3984 HX Base Yr




942471 OLD NASSAUVILLE RD, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 08/10/2020 | KK | LGL DATE | | |
| XF DATE | 08/10/2020 | KK | LAND DATE | 05/31/2023 | MLU |
| INC DATE | | | AG DATE | | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 663,241 |
| TOTAL MARKET OB/XF VALUE | | 87,568 |
| TOTAL LAND VALUE - MARKET | | 225,000 |
| TOTAL MARKET VALUE | | 975,809 |
| SOH/AGL Deduction | | 337,741 |
| ASSESSED VALUE | | 638,068 |
| TOTAL EXEMPTION VALUE | 02 | 638,068 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 975,809 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 1,032,045 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B1327136 | CO ISSUED | 0 | 05/24/2013 |
| E1326185 | TEMP POLE | 0 | 05/01/2013 |
| P1316539 | REMODEL | 0 | 05/01/2013 |
| B0209293 | XFOB | 10,164 | 02/01/2002 |
| B0209222 | NEW CONSTR | 350,000 | 01/01/2002 |
| B0109113 | FOUNDATION | 5,000 | 12/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0789/0899 | 4/04/1997 | WD | Q | V | | 60,000 |
| GRANTOR: RAYLAND CO | | | | | | |
| GRANTEE: JEHOVAH'S WITNESSES | | | | | | |
| 0555/0869 | 10/27/1988 | CT | U | V | 14 | 403,500 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: RAYLAND COMPANY INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W44 S86 UST=[YR=2002] S8 E5 N8 W5$ E5 S8 E23 UST=[YR=2002] E16 N7 W16 S7$ N7 E16 N57 FCP=[YR=2002] E20 N22 W20 S22$ N30$ .

## 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 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 21,871.00 | SF | 4.00 | 4.00 | 100 | 2002 | 2002 | 3 | 82 | 71,737 | |
| 2 | 1128 | BRICK 12" | 0 | 0 | 0 | 0 | 40.00 | SF | 14.00 | 14.00 | 100 | 2002 | 2002 | 3 | 95 | 532 | |
| 3 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 730.00 | LF | 23.00 | 23.00 | 100 | 2002 | 2002 | 3 | 58 | 9,738 | |
| 4 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 2.00 | UT | 300.00 | 300.00 | 100 | 2002 | 2002 | 3 | 58 | 348 | |
| 5 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 2.00 | UT | 2,530.00 | 2,530.00 | 100 | 2002 | 2002 | 3 | 58 | 2,935 | |
| 6 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 2.00 | UT | 500.00 | 500.00 | 100 | 2002 | 2002 | 3 | 58 | 580 | |
| 7 | 4950 | BOLLARD | 0 | 0 | 0 | 0 | 6.00 | UT | 100.00 | 100.00 | 100 | 2003 | 2003 | 3 | 100 | 600 | |
| 8 | 0978 | SECURTY LT | 0 | 0 | 0 | 0 | 4.00 | UT | 450.00 | 450.00 | 100 | 2003 | 2003 | 3 | 61 | 1,098 | |

## LAND DESCRIPTION

TOTAL OB/XF 87,568

| 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 | 0006 | PUD | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 75,000.00 | 75,000.00 | 225,000 | | | | | | | |

REVIEW DATE 08/10/2020 BY KK Total Acres: 3.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS

PARCELS 9-3 & 9-5
IN OR 789/899

**FERNANDINA BEACH FLORIDA CONG OF JEHOVAHS WITNESSE**
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FERNANDINA BEACH, FL 32034

**2024**

**27-2N-28-0000-0009-0030**

## BUILDING CHARACTERISTICS

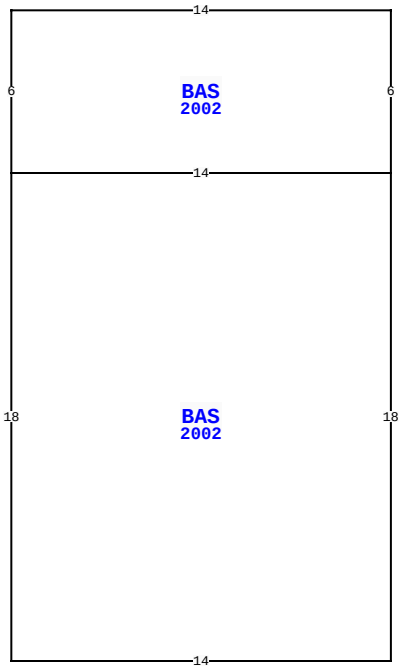
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 50 |
| Exterior Wall | 19 | COMMON BRK 50 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 02 | WALL BD/WD 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 04 | NONE 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 1 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 1 100 |
| Stories | 0 | 0 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 04 | Quality Level 04 |
| DOR CODE | 7100 | CHURCHES |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4005.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 84 | 100 | 84 | 2,128 |
| BAS | 252 | 100 | 252 | 6,383 |
| TOTALS | 336 | | 336 | 8,510 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 4803 | 04 | 336 | 73.8045 | 33.77 | 11,347 | 2002 | 2002 | 0 | 0 | 0 | 25.00 | 75.00 |

2 STOR WAREH – 0% - 0 Heated Area: 336 HX Base Yr




942471 OLD NASSAUVILLE RD, FERNANDINA BEACH

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|---|---|---|---|---|
| BLD DATE | 08/10/2020 | KK | LGL DATE | |
| XF DATE | 08/10/2020 | KK | LAND DATE | 05/31/2023 MLU |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

### VALUATION SUMMARY

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| NCON VALUE | | 0 |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

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| GRANTOR: RAYLAND CO | | | | | | |
| GRANTEE: JEHOVAH'S WITNESSES | | | | | | |
| 0555/0869 | 10/27/1988 | CT | U | V | 14 | 403,500 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: RAYLAND COMPANY INC | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2002] W14 S6 BAS=[YR=2002] S18 E14 N18 W14$ E14 N6$ .

## 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 08/10/2020 BY KK Total Acres: 3.00 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 08/06/2024 BY SYS