

LOT A (EX R/W IN OR 382/558)
LENWORTH S MORRISON S/D
DBK 258/27-51

CHURCH O NEIL BAPTIST
C/O ELEANOR M SIMMONS, PO BOX 70
FERNANDINA BEACH, FL 32035-0070

2024

39-2N-28-5020-000A-0000



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	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	1,374	100,738
FOP	18	30	5	366
TOTALS	1,392		1,379	101,104

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	1123	CB 8"	0	0	0	0		64.00	SF 6.15	6.15	100	1960	1960	3	20	79
2	0940	SHEDS/PORT	0	0	20	12		240.00	SF 30.00	30.00	100	2000	2000	3	20	1,440
3	0810	CONCRETE A	0	0	15	15		225.00	SF 6.50	6.50	100	2000	2000	3	79	1,155
4	0421	CL FNC 3'	0	0	0	0		137.00	LF 4.00	4.00	100	2000	2000	3	52	285
5	0463	FENCE GATE	0	0	0	0		1.00	UT 300.00	300.00	100	2000	2000	3	52	156
6	0810	CONCRETE A	0	0	0	0		44.00	SF 6.50	6.50	100	2000	2000	3	79	226

LAND DESCRIPTION			TOTAL OB/XF 3,341													
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
1	007100	C	CHURCH	0	0004	RSF-1	90.00	185.00	90.00	FF		1.00	1.00	1.25	700.00	875.00

REVIEW DATE 02/04/2022 BY KK

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7101	04	1,379	74.6550	116.84	161,122	1948	1948	0	0	0 37.25	62.75
1 CHURCH - 0% - 0											
Heated Area: 1374											
HX Base Yr											
474257 SR 200, FERNANDINA BEACH											
BLD DATE 02/04/2022 KK LGL DATE 02/04/2022 KK											
XF DATE 02/04/2022 KK LAND DATE 02/04/2022 KK											
INC DATE AG DATE											

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
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Total Acres: 0.00 Total Land Value: 78,750 Market: 0 Agricultural: 0 Common: 78,750

NASSAU COUNTY PROPERTY										PAGE 1 of 2		4	
VALUATION SUMMARY													
VALUATION BY								STANDARD					
Tax Group: 4								Tax Dist:					
BUILDING MARKET VALUE								341,136					
TOTAL MARKET OB/XF VALUE								3,341					
TOTAL LAND VALUE - MARKET								78,750					
TOTAL MARKET VALUE								423,227					
SOH/AGL Deduction								109,851					
ASSESSED VALUE								313,376					
TOTAL EXEMPTION VALUE								02	313,376				
BASE TAXABLE VALUE								0					
TOTAL JUST VALUE								423,227					
NCON VALUE								0					
INCOME VALUE													
PREVIOUS YEAR MKT VALUE								450,869					

BUILDING NOTES																
BUILDING DIMENSIONS																
BAS=[YR=1993] W30 S41 E7 S9 E5 FOP=[YR=1993] S3 E6 N3 W6 \$ E11 N9 E7 N41 \$.																
OTHER ADJUSTMENTS AND NOTES																
YEAR DENSITY DECL FRZ YR CONSRV																

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[illegible]