IN OR 1471/224
PT OF SECTIONS 27 & 40-2N-28
PARCELS 61-21 & 61-22 SEC 40 &

LIVING WATERS WORLD OUTREACH CENTER INC OF FDNA BE
96282 BRADY POINTE ROAD
FERNANDINA BEACH, FL 32034

2024

40-2N-28-0000-0061-0210

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7000	VAC INSTITUTIONAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/31/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		751,500
TOTAL MARKET VALUE		751,500
SOH/AGL Deduction		397,101
ASSESSED VALUE		354,399
TOTAL EXEMPTION VALUE	02	354,399
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		751,500
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		751,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1471/0224	1/11/2007	WD	Q	V		850,000

GRANTOR: BAILEY ROAD CHURCH OF
GRANTEE: LIVING WATERS WORLD

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	007000	C	VAC INSTITAL	0		OR	0.00	0.00	10.02	AC		1.00	1.00	1.00	75,000.00	75,000.00	751,500							

REVIEW DATE 05/31/2023 BY MLU Total Acres: 10.02 Total Land Value: 751,500 Market: 0 Agricultural: 0 Common: 751,500 PRINTED 08/06/2024 BY SYS