

**CHURCH FIVE POINTS BAPTIST/
736 BONNIE VIEW RD
FERNANDINA BEACH, FL 32034**

2025

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1														
ELEMENT	CD		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY					STANDARD														
Exterior Wall	19	COMMON BRK 100	0100	01	1,733	122.5000	122.50	212,292	1962	1962	0	0	0	41.00	59.00	Tax Group: 8					Tax Dist:													
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 0% - 0												Heated Area: 1545					HX Base Yr					BUILDING MARKET VALUE					125,252				
Roof Cover	03	COMP SHNGL 100																							TOTAL MARKET OB/XF VALUE					29,180				
Interior Wall	05	DRYWALL 100																							TOTAL LAND VALUE - MARKET					130,000				
Interior Floo	12	HARDWOOD 90																							TOTAL MARKET VALUE					284,432				
Interior Floo	14	CARPET 10																							SOH/AGL Deduction					86,950				
Air Condition	03	CENTRAL 100																							ASSESSED VALUE					197,482				
Heating Type	04	AIR DUCTED 100																							TOTAL EXEMPTION VALUE					02 197,482				
Bedrooms		3 100																							BASE TAXABLE VALUE					0				
Bathrooms		1 100																							TOTAL JUST VALUE					284,432				
Bathrooms		1 100																							NCON VALUE					0				
Frame	02	WOOD FRAME 100																							INCOME VALUE									
Stories	1.	1. 100																							PREVIOUS YEAR MKT VALUE					279,184				
Units		1 100																																
BUD8 Adjustme	05	DIST 1A 100																																
Occupancy	00	NONE 100																																
Quality			03	Quality Level 03																														
DOR CODE			7100	CHURCHES																														
MAP NUM				MKT AREA			02																											
NEIGHBORHOOD/LOC			2018.00																															
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																													
BAS	1,545	100	1993	1,545	111,665																													
FGR	328	55	1993	180	13,010																													
FOP	25	30	1993	8	578																													
TOTALS			1,898			1,733	125,252																											
EXTRA FEATURES			780 MOURNING DOVE LN, FERNANDINA BEACH																															
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	0940	SHEDS/PORT	0	0	9	11		99.00	SF	30.00		30.00	100	1962	1962	3	20	594																
2	0811	CONCRETE B	0	0	0	0		563.00	SF	5.20		5.20	100	1962	1962	3	20	586																
3	0855	CONC PAVER	0	0	0	0		2,800.00	SF	10.00		10.00	100	2024	2022		100	28,000																
TOTAL OB/XF 29,180																																		
LAND DESCRIPTION																																		
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV										
1	000100	C	RES	0		RSF	2100.00	100.00	100.00	FF		1.00	1.00	1.00	1,300.00	1,300.00	130,000																	
REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 130,000 Market: 0 Agricultural: 0 Common: 130,000 PRINTED 07/30/2025 BY SYS																																		