LOT 3 & PT JOHN BACHELOT GRANT
SEC 24-3N-28E IN OR 922/630 &
OR 1076/722 (EX R/W'S IN

FIRST BAPTIST CHURCH OF FERNANDINA BEACH
1600 S 8TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0800-0003-0000**

## BUILDING CHARACTERISTICS

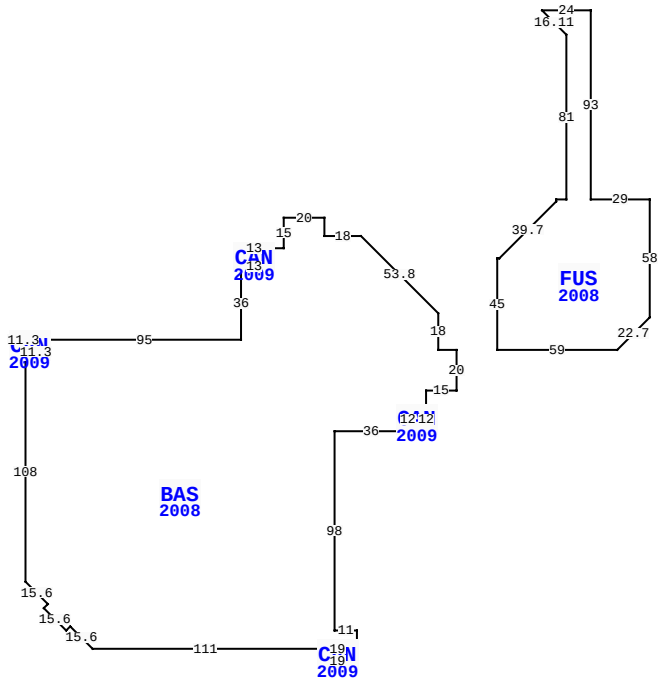
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 22 | PRECAST PN 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 03 | CONC FINSH 20 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 8 100 |
| Frame | 04 | REIN CONC 100 |
| Common Wall | | 40 100 |
| Story Height | | 28 100 |
| RMS | | 22 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 7100 | CHURCHES |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1010.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 29,051 | 100 | 2008 | 29,051 | 5,754,306 |
| CAN | 96 | 30 | 2009 | 29 | 5,744 |
| CAN | 108 | 30 | 2009 | 32 | 6,339 |
| CAN | 114 | 30 | 2009 | 34 | 6,734 |
| CAN | 117 | 30 | 2009 | 35 | 6,933 |
| CAN | 756 | 30 | 2009 | 227 | 44,963 |
| FUS | 6,161 | 100 | 2008 | 6,161 | 1,220,346 |
| TOTALS | 36,403 | | | 35,569 | 7,045,366 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 35,569 | 137.7895 | 215.30 | 7,658,006 | 2008 | 2008 | 0 | 0 | 0 | 8.00 | 92.00 |

1 CHURCH – 0% - 0 Heated Area: 35212 HX Base Yr




| BLD DATE | 11/19/2024 | KW | LGL DATE | |
|---|---|---|---|---|
| XF DATE | 11/19/2024 | KW | LAND DATE | 04/04/2025 DC |
| INC DATE | | | AG DATE | |

1600 S 8TH ST, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 1 of 5 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 18,170,522 |
| TOTAL MARKET OB/XF VALUE | | 605,812 |
| TOTAL LAND VALUE - MARKET | | 4,358,200 |
| TOTAL MARKET VALUE | | 23,134,534 |
| SOH/AGL Deduction | | 6,999,704 |
| ASSESSED VALUE | | 16,134,830 |
| TOTAL EXEMPTION VALUE | 02 | 16,134,830 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 23,134,534 |
| NCON VALUE | | 3,987,247 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 18,716,343 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| BLDC-2023-0 | PRIVATE PROVIDER | 6,694,197 | 03/07/2023 |
| 20200074 | REMODEL | 75,000 | 09/15/2020 |
| 20160687 | 20' FLAGPOLE | 800 | 03/14/2016 |
| 20081063 | H/AC | 9,700 | 06/25/2008 |
| 20081039 | SIGN | 22,327 | 06/18/2008 |
| 20080958 | OTHER | 30,000 | 06/04/2008 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0922/0630 | 3/02/2000 | WD | Q | V | | 850,000 |
| GRANTOR: CHUNG BO SONG & PAULI | | | | | | |
| GRANTEE: FIRST BAPTIST CHURC | | | | | | |
| 0655/0937 | 4/24/1992 | WD | Q | V | 01 | 100 |
| GRANTOR: CHUNG BO SONG | | | | | | |
| GRANTEE: CHUNG BO SONG & P C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W9N18 U38 L38 W18N9W20 S15W8CAN=[YR=2009] W13S9E13N9$S9W13 S36W95 D2 L2 CAN=[YR=2009] U6 L6 L8 D8 D6 R6 U8 R8 $ D9 L9 S108 R11 D11 L2 D2 D11 R11 U2 R2 R11 D11 E111CAN=[YR=2009] S6E19N6W19$E19 N9W11N98E36CAN=[YR=2009] E9N12W9S12$ N12E9N8E15N20$CAN=[YR=2009] 756$ PTR=E20 FUS=[YR=2008] E59 U16 R16 N58 W29N93W24 D12 R12 S81W5S1 D28 L28 W1S45$ W20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0410 | ELEVATOR | 0 | 0 | 0 | 0 | 1.00 | UT | 10,000.00 | 10,000.00 | 100 | 2008 | 2008 | 3 | 100 | 10,000 | |
| 3 | 0966 | FIRE SPRNK | 1 | 0 | 0 | 0 | 35,212.00 | SF | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 88 | 92,960 | |
| 4 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 3,268.00 | SF | 4.00 | 4.00 | 100 | 2008 | 2008 | 3 | 88 | 11,503 | |
| 5 | 0855 | CONC PAVER | 0 | 0 | 0 | 0 | 250.00 | SF | 10.00 | 10.00 | 100 | 2008 | 2008 | 3 | 88 | 2,200 | |
| 6 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 1,196.00 | SF | 4.00 | 4.00 | 100 | 2008 | 2008 | 3 | 88 | 4,210 | |
| 7 | 0803 | ASPHALT C | 0 | 0 | 0 | 0 | 158,500.00 | SF | 2.00 | 2.00 | 100 | 2008 | 2008 | 3 | 60 | 190,200 | |
| 8 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 16.00 | UT | 2,530.00 | 2,530.00 | 100 | 2008 | 2008 | 3 | 72 | 29,146 | |
| 9 | 0975 | ST LT/ARM | 0 | 0 | 0 | 0 | 6.00 | UT | 500.00 | 500.00 | 100 | 2008 | 2008 | 3 | 72 | 2,160 | |
| 10 | 0402 | CONC BUMPE | 0 | 0 | 0 | 0 | 10.00 | UT | 25.00 | 25.00 | 100 | 2008 | 2008 | 3 | 91 | 228 | |
| 11 | 0424 | CL FNC 6' | 0 | 0 | 0 | 0 | 2,285.00 | LF | 23.00 | 23.00 | 100 | 2008 | 2008 | 3 | 72 | 37,840 | |

TOTAL OB/XF 380,447

## LAND DESCRIPTION

| 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 | 0003 | C-1 | 0.00 | 0.00 | 12.44 | AC | | 1.00 | 1.00 | 1.00 | 350,000.00 | 350,000.00 | 4,354,000 | | | | | | | |
| 2 | 009606 | C | CONSERVATION | 0 | | | | | 2.80 | AC | | 1.00 | 1.00 | 1.00 | 1,500.00 | 1,500.00 | 4,200 | | | | | | | |

REVIEW DATE 11/19/2024 BY KW Total Acres: 15.24 Total Land Value: 4,358,200 Market: 0 Agricultural: 0 Common: 4,358,200 PRINTED 07/30/2025 BY SYS

LOT 3 & PT JOHN BACHELOT GRANT
SEC 24-3N-28E IN OR 922/630 &
OR 1076/722 (EX R/W'S IN

FIRST BAPTIST CHURCH OF FERNANDINA BEACH
1600 S 8TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0800-0003-0000**

## BUILDING CHARACTERISTICS

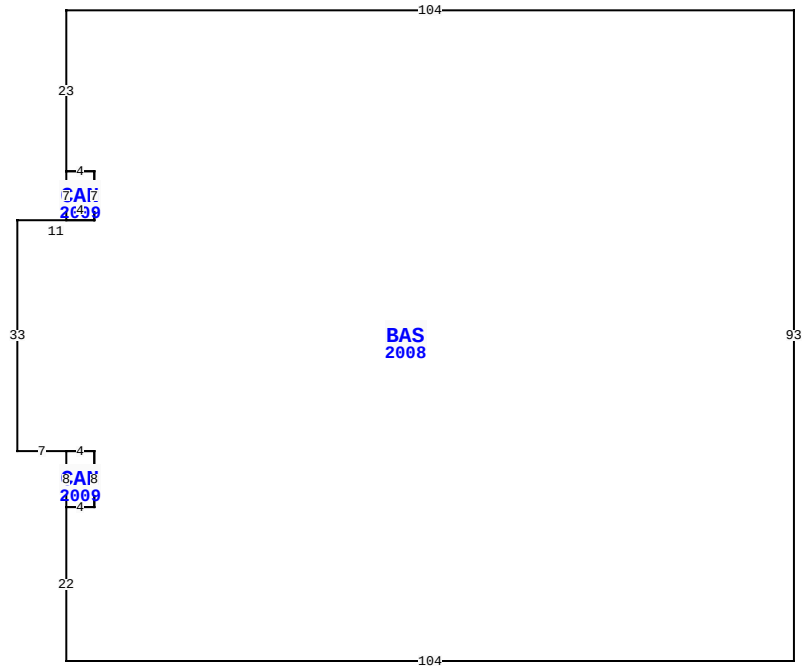
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 22 | PRECAST PN 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 02 | ROLL COMP 70 |
| Roof Cover | 03 | COMP SHNGL 30 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 23 100 |
| Frame | 04 | REIN CONC 100 |
| Common Wall | | 23 100 |
| Story Height | | 13 100 |
| RMS | | 23 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 7100 | CHURCHES |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1010.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 9,843 | 100 | 2008 | 9,843 | 1,760,853 |
| CAN | 28 | 30 | 2009 | 8 | 1,432 |
| CAN | 32 | 30 | 2009 | 10 | 1,789 |
| TOTALS | 9,903 | | | 9,861 | 1,764,073 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 9,861 | 124.4478 | 194.45 | 1,917,471 | 2008 | 2008 | 0 | 0 | 0 | 8.00 | 92.00 |

2 CHURCH – 0% - 0 Heated Area: 9843 HX Base Yr




1600 S 8TH ST, FERNANDINA BEACH

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 11/19/2024 | KW | LGL DATE | | |
| XF DATE | 11/19/2024 | KW | LAND DATE | 04/04/2025 | DC |
| INC DATE | | | AG DATE | | |

## NASSAU COUNTY PROPERTY

PAGE 2 of 5 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 18,170,522 |
| TOTAL MARKET OB/XF VALUE | | 605,812 |
| TOTAL LAND VALUE - MARKET | | 4,358,200 |
| TOTAL MARKET VALUE | | 23,134,534 |
| SOH/AGL Deduction | | 6,999,704 |
| ASSESSED VALUE | | 16,134,830 |
| TOTAL EXEMPTION VALUE | 02 | 16,134,830 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 23,134,534 |
| NCON VALUE | | 3,987,247 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 18,716,343 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20080854 | H/AC | 1,900 | 05/20/2008 |
| 20072145 | H/AC | 169,000 | 11/30/2007 |
| 20071563 | H/AC | 933,755 | 08/22/2007 |
| 20071514 | ELEC OTHER | 30,000 | 08/14/2007 |
| 20071439 | ELEC OTHER | 1,100,000 | 08/02/2007 |
| 20071411 | OTHER | 150,000 | 07/31/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0922/0630 | 3/02/2000 | WD | Q | V | | 850,000 |
| GRANTOR: CHUNG BO SONG & PAULI | | | | | | |
| GRANTEE: FIRST BAPTIST CHURC | | | | | | |
| 0655/0937 | 4/24/1992 | WD | Q | V | 01 | 100 |
| GRANTOR: CHUNG BO SONG | | | | | | |
| GRANTEE: CHUNG BO SONG & P C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W104S23CAN=[YR=2009] S7E4N7
W4$E4S7W11S33E7CAN=[YR=2009] S8E4N8 W4$E4S8W4S22E104N93$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 12 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 4.00 | UT | 345.00 | 345.00 | 100 | 2008 | 2008 | 3 | 72 | 994 | |
| 13 | 0963 | FIRE HYDR | 0 | 0 | 0 | 0 | 2.00 | UT | 1,500.00 | 1,500.00 | 100 | 2008 | 2008 | 3 | 100 | 3,000 | |
| 15 | 0966 | FIRE SPRNK | 2 | 0 | 0 | 0 | 9,843.00 | SF | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 88 | 25,986 | |
| 17 | 0966 | FIRE SPRNK | 3 | 0 | 0 | 0 | 7,886.00 | SF | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 88 | 20,819 | |
| 18 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 96.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 549 | |
| 19 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 260.00 | LF | 17.25 | 17.25 | 100 | 2008 | 2008 | 3 | 72 | 3,229 | |
| 20 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 4.00 | UT | 345.00 | 345.00 | 100 | 2008 | 2008 | 3 | 72 | 994 | |
| 22 | 0966 | FIRE SPRNK | 4 | 0 | 0 | 0 | 20,257.00 | SF | 3.00 | 3.00 | 100 | 2008 | 2008 | 3 | 88 | 53,478 | |
| 23 | 0383 | FREEZER | 4 | 0 | 7 | 8 | 56.00 | SF | 105.00 | 105.00 | 100 | 2008 | 2008 | 3 | 60 | 3,528 | |
| 24 | 0381 | COOLER | 4 | 0 | 10 | 8 | 80.00 | SF | 82.50 | 82.50 | 100 | 2008 | 2008 | 3 | 60 | 3,960 | |

TOTAL OB/XF 116,537

## LAND DESCRIPTION

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 11/19/2024 BY KW Total Acres: 15.24 Total Land Value: 4,358,200 Market: 0 Agricultural: 0 Common: 4,358,200 PRINTED 07/30/2025 BY SYS

LOT 3 & PT JOHN BACHELOT GRANT
SEC 24-3N-28E IN OR 922/630 &
OR 1076/722 (EX R/W'S IN

FIRST BAPTIST CHURCH OF FERNANDINA BEACH
1600 S 8TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0800-0003-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 22 | PRECAST PN 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 02 | ROLL COMP 70 |
| Roof Cover | 03 | COMP SHNGL 30 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 07 | CORK/VTILE 90 |
| Interior Floo | 14 | CARPET 10 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 20 100 |
| Frame | 04 | REIN CONC 100 |
| Common Wall | | 25 100 |
| Story Height | | 13 100 |
| RMS | | 18 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |

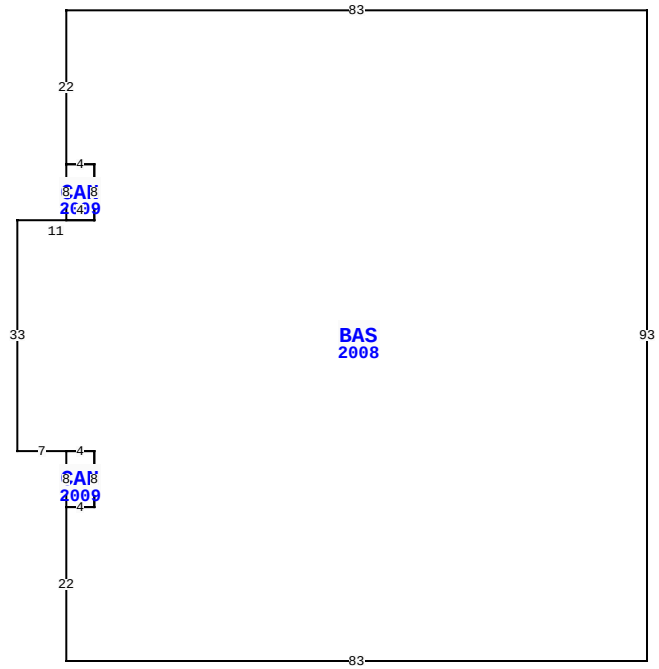
| | | | |
|---|---|---|---|
| DOR CODE | 7100 | CHURCHES | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1010.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 7,886 | 100 | 2008 | 7,886 | 1,390,298 |
| CAN | 32 | 30 | 2009 | 10 | 1,763 |
| CAN | 32 | 30 | 2009 | 10 | 1,763 |
| TOTALS | 7,950 | | | 7,906 | 1,393,825 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 7,906 | 122.6448 | 191.63 | 1,515,027 | 2008 | 2008 | 0 | 0 | 0 | 8.00 | 92.00 |

3 CHURCH – 0% - 0 Heated Area: 7886 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 11/19/2024 | KW | LGL DATE |
| XF DATE | 11/19/2024 | KW | LAND DATE 04/04/2025 DC |
| INC DATE | | | AG DATE |

1600 S 8TH ST, FERNANDINA BEACH

## NASSAU COUNTY PROPERTY

PAGE 3 of 5 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 18,170,522 |
| TOTAL MARKET OB/XF VALUE | | 605,812 |
| TOTAL LAND VALUE - MARKET | | 4,358,200 |
| TOTAL MARKET VALUE | | 23,134,534 |
| SOH/AGL Deduction | | 6,999,704 |
| ASSESSED VALUE | | 16,134,830 |
| TOTAL EXEMPTION VALUE | 02 | 16,134,830 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 23,134,534 |
| NCON VALUE | | 3,987,247 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 18,716,343 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 20071319 | NEW CONSTR | 11,100,000 | 07/16/2007 |
| 20070946 | TEMP POLE | 2,000 | 05/30/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0922/0630 | 3/02/2000 | WD | Q | V | | 850,000 |
| GRANTOR: CHUNG BO SONG & PAULI | | | | | | |
| GRANTEE: FIRST BAPTIST CHURC | | | | | | |
| 0655/0937 | 4/24/1992 | WD | Q | V | 01 | 100 |
| GRANTOR: CHUNG BO SONG | | | | | | |
| GRANTEE: CHUNG BO SONG & P C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2008] W83S22CAN=[YR=2009] S8E4N8W4
$E4S8W11S33E7CAN=[YR=2009] S8E4N8W4$ E4S8W4S22E83N93$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 25 | 0967 | SPORTS FLR | 4 | 0 | 91 | 73 | 6,643.00 | SF | 5.75 | 5.75 | 100 | 2008 | 2008 | 3 | 31 | 11,841 | |
| 26 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 340.00 | SF | 6.50 | 6.50 | 100 | 2008 | 2008 | 3 | 88 | 1,945 | |
| 27 | 0964 | HALON SYST | 4 | 0 | 4 | 18 | 72.00 | SF | 50.00 | 50.00 | 100 | 2008 | 2008 | 3 | 88 | 3,168 | |
| 28 | 0418 | EXHST FAN | 4 | 0 | 0 | 0 | 1.00 | UT | 400.00 | 400.00 | 100 | 2008 | 2008 | 3 | 31 | 124 | |
| 29 | 0505 | FLAGPOLE A | 0 | 0 | 0 | 0 | 20.00 | LF | 50.00 | 50.00 | 100 | 2016 | 2016 | 3 | 70 | 700 | |
| 30 | 0812 | CONCRETE C | 5 | 0 | 0 | 0 | 1,140.00 | SF | 4.00 | 4.00 | 100 | 2025 | 2024 | | 100 | 4,560 | |
| 31 | 0476 | VF 6 SBPL | 5 | 0 | 0 | 0 | 45.00 | LF | 32.00 | 32.00 | 100 | 2025 | 2024 | | 100 | 1,440 | |
| 32 | 0966 | FIRE SPRNK | 5 | 0 | 0 | 0 | 28,350.00 | SF | 3.00 | 3.00 | 100 | 2025 | 2024 | | 100 | 85,050 | |

## LAND DESCRIPTION

TOTAL OB/XF 108,828

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 11/19/2024 BY KW Total Acres: 15.24 Total Land Value: 4,358,200 Market: 0 Agricultural: 0 Common: 4,358,200 PRINTED 07/30/2025 BY SYS

LOT 3 & PT JOHN BACHELOT GRANT
SEC 24-3N-28E IN OR 922/630 &
OR 1076/722 (EX R/W'S IN

FIRST BAPTIST CHURCH OF FERNANDINA BEACH
1600 S 8TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0800-0003-0000**

## BUILDING CHARACTERISTICS

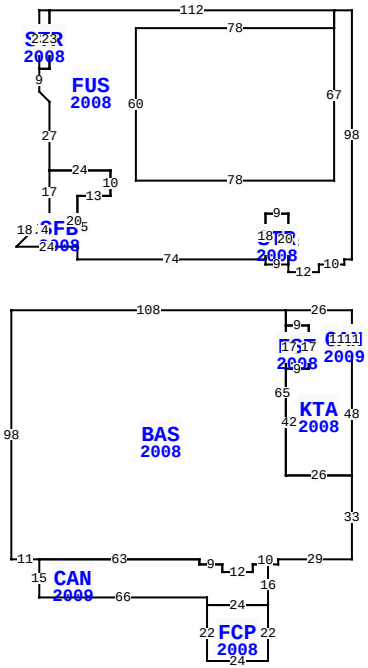
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 23 | REINF CONC 100 |
| Roof Structur | 09 | RIDGE FRME 100 |
| Roof Cover | 02 | ROLL COMP 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 50 |
| Interior Floo | 07 | CORK/VTILE 50 |
| Ceiling | 03 | PART.FIN. 100 |
| Air Condition | 04 | ROOF TOP 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 39 100 |
| Frame | 04 | REIN CONC 100 |
| Common Wall | | 32 100 |
| Story Height | | 26 100 |
| RMS | | 11 100 |
| Stories | 1.5 | 1.5 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 7100 | CHURCHES |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1010.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 11,540 | 100 | 2008 | 11,540 | 2,269,128 |
| CAN | 66 | 30 | 2009 | 20 | 3,933 |
| CAN | 1,332 | 30 | 2009 | 400 | 78,653 |
| FCP | 528 | 30 | 2008 | 158 | 31,067 |
| FST | 153 | 50 | 2008 | 76 | 14,944 |
| FUS | 6,429 | 100 | 2008 | 6,429 | 1,264,144 |
| KTA | 1,471 | 110 | 2008 | 1,618 | 318,150 |
| SFB | 545 | 80 | 2008 | 436 | 85,731 |
| STR | 92 | 10 | 2008 | 9 | 1,770 |
| STR | 180 | 10 | 2008 | 18 | 3,539 |
| TOTALS | 22,336 | | | 20,704 | 4,071,061 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 20,704 | 136.7886 | 213.73 | 4,425,066 | 2008 | 2008 | 0 | 0 | 0 | 8.00 | 92.00 |

4 CHURCH – 0% - 0 Heated Area: 19876 HX Base Yr




1600 S 8TH ST, FERNANDINA BEACH

| | | | | |
|---|---|---|---|---|
| BLD DATE | 11/19/2024 | KW | LGL DATE | |
| XF DATE | 11/19/2024 | KW | LAND DATE | 04/04/2025 DC |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 4 of 5 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 18,170,522 |
| TOTAL MARKET OB/XF VALUE | | 605,812 |
| TOTAL LAND VALUE - MARKET | | 4,358,200 |
| TOTAL MARKET VALUE | | 23,134,534 |
| SOH/AGL Deduction | | 6,999,704 |
| ASSESSED VALUE | | 16,134,830 |
| TOTAL EXEMPTION VALUE | 02 | 16,134,830 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 23,134,534 |
| NCON VALUE | | 3,987,247 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 18,716,343 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0922/0630 | 3/02/2000 | WD | Q | V | | 850,000 |
| GRANTOR: CHUNG BO SONG & PAULI | | | | | | |
| GRANTEE: FIRST BAPTIST CHURC | | | | | | |
| 0655/0937 | 4/24/1992 | WD | Q | V | 01 | 100 |
| GRANTOR: CHUNG BO SONG | | | | | | |
| GRANTEE: CHUNG BO SONG & P C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

KTA=[YR=2008] W26BAS=[YR=2008] W108S98E11 CAN=[YR=2009] S15 E66S3FCP=[YR=2008] S22 E24N22W24$E24 N16W6S3W12N3W9N2 W63$E63S2E9S3 E12N3E10N2E29N33 W26N65$S6FST=[YR=2008] S17E9N17W9$E9 S17W9S42E26N48CAN=[YR=2009] N11W6S11 E6$W6N11E6N6$ PTR=N20 FUS=[YR=2008] N98W7S67W78N60E78N7 W112 STR=[YR=2008] W4S23E4N23$S23W4S9 D4 R4 S27SFB=[YR=2008] S17 L13 D13 E24 N20E13N10W24$E24S10W13S25 E74 STR=[YR=2008] S2E9N20W9S18$N18E9 S23 E12N3E10N2E3$ S20$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 11/19/2024 BY KW Total Acres: 15.24 Total Land Value: 4,358,200 Market: 0 Agricultural: 0 Common: 4,358,200 PRINTED 07/30/2025 BY SYS

LOT 3 & PT JOHN BACHELOT GRANT
SEC 24-3N-28E IN OR 922/630 &
OR 1076/722 (EX R/W'S IN

FIRST BAPTIST CHURCH OF FERNANDINA BEACH
1600 S 8TH ST
FERNANDINA BEACH, FL 32034

**2025**

**00-00-30-0800-0003-0000**

## BUILDING CHARACTERISTICS

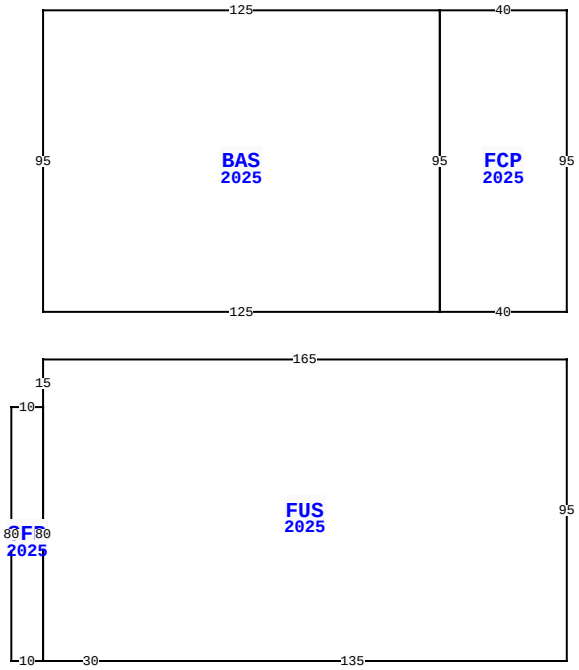
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 16 | WD FR STUC 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 11 | SLATE 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 13 | LVT/LAMNT 70 |
| Interior Floo | 14 | CARPET 30 |
| Air Condition | 06 | ENG CENTRL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 51 100 |
| Frame | 08 | METAL STUD 100 |
| Story Height | | 17 100 |
| RMS | | 23 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| Quality | 05 | Quality Level 05 |
| DOR CODE | 7100 | CHURCHES |
| MAP NUM | | MKT AREA 01 |
| NEIGHBORHOOD/LOC | 1010.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 11,875 | 100 | 2025 | 11,875 | 1,577,475 |
| FCP | 3,800 | 30 | 2025 | 1,140 | 151,438 |
| FUS | 15,675 | 100 | 2025 | 15,675 | 2,082,267 |
| SFB | 800 | 80 | 2025 | 640 | 85,018 |
| TOTALS | 32,150 | | | 29,330 | 3,896,197 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7102 | 04 | 29,330 | 120.2130 | 132.84 | 3,896,197 | 2024 | 2024 | 0 | 0 | 0 | 0.00 | 100.00 |

5 EDU RELGUS – 0% - 0 Heated Area: 28190 HX Base Yr




1600 S 8TH ST, FERNANDINA BEACH

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|---|---|---|---|---|---|
| BLD DATE | 11/19/2024 | KW | LGL DATE | | |
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## NASSAU COUNTY PROPERTY

PAGE 5 of 5 2

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| GRANTOR: CHUNG BO SONG & PAULI | | | | | | |
| GRANTEE: FIRST BAPTIST CHURC | | | | | | |
| 0655/0937 | 4/24/1992 | WD | Q | V | 01 | 100 |
| GRANTOR: CHUNG BO SONG | | | | | | |
| GRANTEE: CHUNG BO SONG & P C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FUS=[YR=2025;LABEL=;ORIG=10,110] E165 S95 W135 W30 N80 N15 $
BAS=[YR=2025;ORIG=10,0] E125 S95 W125 N95 $
FCP=[YR=2025;ORIG=135,0] E40 S95 W40 N95 $
SFB=[YR=2025;LABEL=Strg AC'd;ORIG=10,125] W10 S80 E10 N80 $
.

## 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 11/19/2024 BY KW Total Acres: 15.24 Total Land Value: 4,358,200 Market: 0 Agricultural: 0 Common: 4,358,200 PRINTED 07/30/2025 BY SYS