PT LOT 4 OF
IN OR 2648/69
SUB OF SEC 30-3N-28E PBK 1/5 &

FIRST BAPTIST CHURCH OF FERNANDINA FLORIDA
1600 SOUTH 8TH STREET
FERNANDINA BEACH, FL 32034

2025

00-00-30-0800-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	22	PRECAST PN 100
Roof Structur	13	P-STRESS C 100
Roof Cover	11	SLATE 100
Interior Wall	01	MINIMUM 100
Interior Floo	04	C ABOVE GD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	04	REIN CONC 100
Story Height		8 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

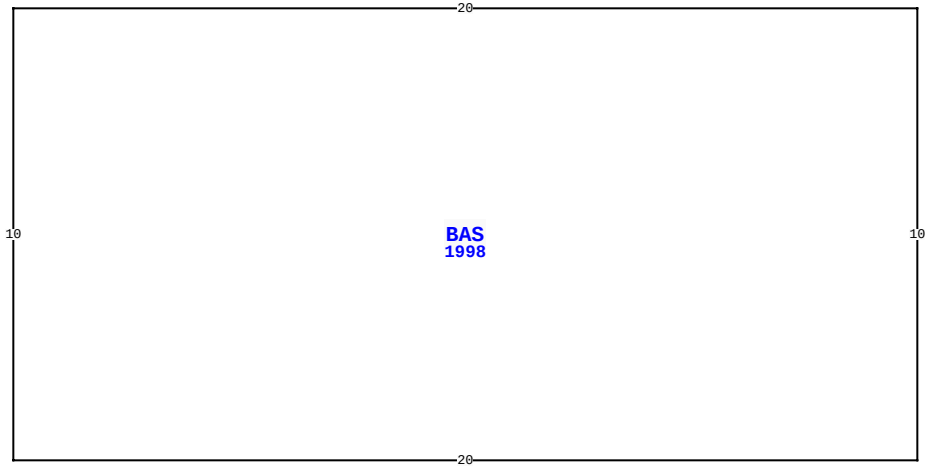
DOR CODE	9600	WASTELAND	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	200	100	1998	200	2,973
TOTALS	200			200	2,973

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	200	114.3450	29.73	5,946	1998	1998	0	0	0	50.00	50.00

1 BARNS – 0% - 2024 Heated Area: 200 HX Base Yr



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		2,973
TOTAL MARKET OB/XF VALUE		90,081
TOTAL LAND VALUE - MARKET		143,370
TOTAL MARKET VALUE		236,424
SOH/AGL Deduction		0
ASSESSED VALUE		236,424
TOTAL EXEMPTION VALUE	02	236,424
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		236,424
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,821

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250004670	R/R COM	10,000	05/01/2025
B1529806	VERIZON WIRELESS	15,000	01/01/2015
E1528623	VERIZON WIRELESS	0	01/01/2015
B1429123	ANTENAS	35,000	07/01/2014
E1427153	ELEC OTHER	0	01/01/2014
B26268	REMODEL	30,000	07/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2648/69	6/15/2023	WD	U	I	17	650,000
GRANTOR: OGLETHORPE DEVELOPMEN						
GRANTEE: FIRST BAPTIST CHURC						
2186/0982	3/28/2018	WD	U	I	12	1,440,000
GRANTOR: FIRST NATIONAL BANK S						
GRANTEE: OGLETHORPE DEVELOPM						

BLD DATE	03/07/2019	KK	LGL DATE	
XF DATE	03/07/2019	KK	LAND DATE	04/04/2025 DC
INC DATE			AG DATE	

1559 S 14TH ST, FERNANDINA BEACH

BUILDING NOTES

BUILDING DIMENSIONS

BAS1998 =W20 S10 E20 N10$.

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	0430	CL FNC 6B	0	0	0	0	274.00	LF	11.16	11.16	100	1998	1998	3	42	1,284	
2	0463	FENCE GATE	0	0	0	0	2.00	UT	345.00	345.00	100	1998	1998	3	42	290	
3	0811	CONCRETE B	0	0	0	0	680.00	SF	5.20	5.20	100	1998	1998	3	73	2,581	
4	0819	CONC 12"	0	0	29	38	1,108.00	SF	4.75	4.75	100	1998	1998	3	73	3,842	
5	0920	CWALL-WD/M	0	0	132	0	132.00	LF	390.00	390.00	100	1998	1998	3	20	10,296	
6	0921	CWALL-CC P	0	0	149	0	149.00	LF	660.00	660.00	100	1998	1998	3	73	71,788	

LAND DESCRIPTION

TOTAL OB/XF 90,081

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	009606	C	CONSERVATION	0	0007	CI	0.00	0.00	8.82	AC		1.00	1.00	1.00	1,500.00	1,500.00	13,230							
2	009100	C	UTILITY	0	0007	CI	0.00	0.00	1.00	AC		1.00	1.00	1.00	130,000.00	130,000.00	130,000							
3	009602	C	RETENTION PO	0		CI			1.40	AC		1.00	1.00	1.00	100.00	100.00	140							

REVIEW DATE 02/01/2024 BY KBA Total Acres: 11.22 Total Land Value: 143,370 Market: 0 Agricultural: 0 Common: 143,370 PRINTED 07/30/2025 BY SYS