BLOCK 21 LOTS 1 & 6 &
30' NORTHLY & ADJACENT TO
LOTS 1 & 6

DIOCESE OF ST AUGUSTINE
C/O CATHOLIC CENTER, 11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

2025

00-00-31-1800-0021-0010

BUILDING CHARACTERISTICS

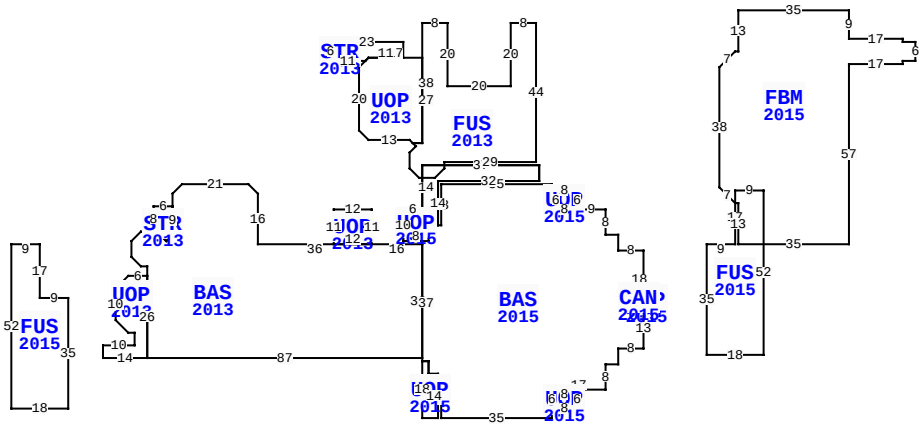
ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	12	HARDWOOD 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		19 100
Frame	04	REIN CONC 100
Story Height		26 100
RMS		14 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,706	100	2013	3,706	692,461
BAS	4,561	100	2015	4,561	852,216
CAN	12	30	2015	4	747
FBM	3,013	70	2015	2,109	394,064
FUS	1,251	100	2013	1,251	233,748
FUS	783	100	2015	783	146,302
FUS	783	100	2015	783	146,302
STP	10	10	2015	1	187
STR	57	10	2013	6	1,121
STR	127	10	2013	13	2,429
TOTALS	15,685			13,494	2,521,334

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	13,494	148.5484	232.11	3,132,092	1882	1985	0	0	0	19.50	80.50

1 CHURCH – 0% - 0 Heated Area: 13193 HX Base Yr



** This building has 17 Sub-Areas

202 N 4TH ST, FERNANDINA BEACH

BLD DATE	06/16/2016	KK	LGL DATE	
XF DATE			LAND DATE	05/22/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,521,334
TOTAL MARKET OB/XF VALUE		16,024
TOTAL LAND VALUE - MARKET		760,000
TOTAL MARKET VALUE		3,297,358
SOH/AGL Deduction		809,122
ASSESSED VALUE		2,488,236
TOTAL EXEMPTION VALUE	02	2,488,236
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,297,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,197,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20160529	DISCONNECT/CONNEC	2,500	02/26/2016
20160414	2 AC SYSTEMS	10,000	02/16/2016
20150220	FIRE SPRNK	11,000	02/03/2015
20142153	FIRE SPRNK	40,000	10/06/2014
20141833	H/AC	160,000	08/20/2014
20141667	REMODEL	5,500	07/29/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W16 UOP=[YR=2013] N11 W12 S11 E12$ W36 N16 U3 L3 W21 D3 L3 S4 STR=[YR=2013] W6 S8 E1 D3 R3 U2 R2 N9$ S9 D2 L2 U3 L3 W5 D3 L3 S5 D3 R3 E2 S3 UOP=[YR=2013] W6 D4 L4 S10 D4 R4 E2 S4 W10 S4 E14 N26$ S26 E87 N36$ BAS=[YR=2015] S37 UOP=[YR=2015] S18 E5 N14 W3 N4 W2$ E2 S4 E3 S1 E1 S13 E35 N3 UOP=[YR=2015] E8 N6 W8 S6$ N6 E17 N8 E4 N5 E8 N13 STP=[YR=2015] E2 N5 W2 CAN=[YR=2015] W3 S4 E3 N4$ S5$ N18 W8 N5 W4 N8 W9 UOP=[YR=2015] N6 W8 S6 E8$ W8 N8 W35 S13 W1 UOP=[YR=2015] W3 S5 W8 N10 E6 N14 E37 S5 W32 S14$ N14 E32 N5 W37 S14 W6 S10 E6 S1$ PTR= N70 FUS=[YR=2013] E8 S20 E20 N20 E8 S44 W29 S2 D3 L3 W5 U3 L3 N5 U2 R2 U1 L1 UOP=[YR=2013] U1 L1 W13 U3 L3 N20 U2

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	0812	CONCRETE C	0	0	0	0	687.00	SF	4.00	4.00	100	2000	2000	3	77	2,116	
2	0830	FLAGSTONE	0	0	0	0	385.00	SF	12.00	12.00	100	1940	1940	3	20	924	
3	0400	CONC CURB	0	0	0	0	86.00	LF	15.00	15.00	100	1960	1960	3	20.4	263	
4	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2015	2015	3	96	72	
5	0810	CONCRETE A	0	0	15	5	75.00	SF	6.50	6.50	100	2000	2000	3	77	375	
6	0810	CONCRETE A	0	0	10	9	90.00	SF	6.50	6.50	100	2000	2000	3	77	450	
7	0811	CONCRETE B	0	0	0	0	720.00	SF	5.20	5.20	100	2000	2000	3	77	2,883	
8	0811	CONCRETE B	0	0	6	5	30.00	SF	5.20	5.20	100	2000	2000	3	77	120	
9	0811	CONCRETE B	0	0	0	0	537.00	SF	5.20	5.20	100	2015	2015	3	95	2,653	
10	0812	CONCRETE C	0	0	0	0	1,076.00	SF	4.00	4.00	100	2015	2015	3	95	4,089	

LAND DESCRIPTION

TOTAL OB/XF 13,945

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	R-2	80.00	100.00	80.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	380,000							
2	007100	C	CHURCH	0	0003	R-2	80.00	100.00	80.00	FF		1.00	1.00	1.00	4,750.00	4,750.00	380,000							

REVIEW DATE 08/01/2022 BY HSA Total Acres: 0.00 Total Land Value: 760,000 Market: 0 Agricultural: 0 Common: 760,000 PRINTED 07/30/2025 BY SYS

BLOCK 21 LOTS 1 & 6 &
30' NORTHLY & ADJACENT TO
LOTS 1 & 6

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2025

00-00-31-1800-0021-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7100	CHURCHES	
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NEIGHBORHOOD/LOC	1005.00		

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MARKET ADJUSTMENTS

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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,297,358
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		3,197,226

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20141634	ADDITION	200,000	07/24/2014
20141420	DEMOLITION	180,000	07/01/2014
20041049	CHNGE SRVC	1,000	06/18/2004
20041077	REMODEL	1,000	06/14/2004
20022215	DEMOLITION	2,000	12/18/2002
5810	REPAIR/RRF	7,000	02/22/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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
11	0810	CONCRETE A	0	0	0	0	190.00	SF	6.50	6.50	100	2015	2015	3	95	1,173	
12	0810	CONCRETE A	0	0	12	5	60.00	SF	6.50	6.50	100	2015	2015	3	95	371	
13	0810	CONCRETE A	0	0	13	6	78.00	SF	6.50	6.50	100	2015	2015	3	95	482	
14	0966	FIRE SPRNK	0	0	0	0	23.00	SF	3.00	3.00	100	2000	2000	3	77	53	

LAND DESCRIPTION

TOTAL OB/XF 2,079

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 08/01/2022 **BY** HSA Total Acres: 0.00 Total Land Value: 760,000 Market: 0 Agricultural: 0 Common: 760,000 **PRINTED** 07/30/2025 **BY** SYS