BLK 50 LOT S 1/2 OF 2
IN OR 210/01 & OR 807/1511
CITY OF FDNA BCH

CHURCH FIRST BAPTIST/JOHN BAKER ET AL TRUSTEES
22 SOUTH 9TH ST
FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0050-0022

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1001	V C W/XFOB	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1005.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		3,270
TOTAL LAND VALUE - MARKET		225,000
TOTAL MARKET VALUE		228,270
SOH/AGL Deduction		107,295
ASSESSED VALUE		120,975
TOTAL EXEMPTION VALUE	02	120,975
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		228,270
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		153,524

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0807/1511	9/29/1997	WD	U	V	07	100
GRANTOR: HOLLOWAY KATHLEEN						
GRANTEE: FIRST BPATIST CHURC						
0210/0001	1/01/1976	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

S 9TH ST, FERNANDINA BEACH

BLD DATE	12/28/2021	KK	LGL DATE	
XF DATE			LAND DATE	04/15/2025 MLU
INC DATE			AG DATE	

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
1	0422	CL FNC 4'	0	0	0	0	100.00	LF	15.00	15.00	100	1980	1980	3	20	300	
2	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	1995	1995	3	36	911	
3	0443	STK FNC 6'	0	0	0	0	50.00	LF	10.00	10.00	100	1995	1995	3	20	100	
4	0351	CARPORT MT	0	0	25	24	600.00	SF	10.00	10.00	100	2005	2005	3	22	1,320	
5	0351	CARPORT MT	0	0	40	11	440.00	SF	6.60	6.60	100	2005	2005	3	22	639	

LAND DESCRIPTION

TOTAL OB/XF 3,270

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	001001	C	V CM/XFOBT	0	0003	C-3	50.00	100.00	5,000.00	SF		1.00	1.00	1.00	45.00	45.00	225,000							

REVIEW DATE 12/28/2021 BY KK Total Acres: 0.06 Total Land Value: 225,000 Market: 0 Agricultural: 0 Common: 225,000 PRINTED 07/30/2025 BY SYS