BLOCK 53 LOT S1/2 OF S 1/2 OF
LOT 2
IN OR 862/1265 & OR 1142/1229

NEW ZION MISSIONARY BAPTIST CHURCH BOARD OF TRUSTE
PO BOX 15697
FERNANDINA BEACH, FL 32035

2025

00-00-31-1800-0053-0023

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

S 10TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	04/15/2025 DC
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		75,000
SOH/AGL Deduction		18,633
ASSESSED VALUE		56,367
TOTAL EXEMPTION VALUE	02	56,367
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		75,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010430	DEMOLITION	1,000	03/09/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0862/1265	1/13/1999	WD	Q	I	06	10,000

GRANTOR: GREEN BERNARD L HEIR
GRANTEE: NEW ZION BAPTIST CH

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

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
1	001000	C	COMMERCIAL	0		C-3	25.00	100.00	2,500.00	SF		1.00	1.00	1.00	30.00	30.00	75,000							

REVIEW DATE 04/15/2025 BY DC Total Acres: 0.06 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 07/30/2025 BY SYS