BLOCK 70 LOTS 3 4 & 6
IN OR 360/519 & OR 384 PG 692
CITY OF FDNA BEACH

ST PETERS EPISCOPAL CHURCH CEMETARY ASSOCIATION
801 ATLANTIC AV
FERNANDINA BEACH, FL 32034

**2025**

**00-00-31-1800-0070-0030**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 7600 | MORTUARY/CEMETERY | |
| MAP NUM | | MKT AREA | 01 |
| NEIGHBORHOOD/LOC | 1001.00 | | |

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

812 BROOME ST, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/22/2025 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 2

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 2 | Tax Dist: | |
| BUILDING MARKET VALUE | | 0 |
| TOTAL MARKET OB/XF VALUE | | 25,584 |
| TOTAL LAND VALUE - MARKET | | 566,100 |
| TOTAL MARKET VALUE | | 591,684 |
| SOH/AGL Deduction | | 379,095 |
| ASSESSED VALUE | | 212,589 |
| TOTAL EXEMPTION VALUE | 15 | 212,589 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 591,684 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 559,310 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 948101 | GARAGE | 3,500 | 01/19/1994 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0384/0692 | 4/01/1983 | WD | U | V | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0359/0089 | 5/01/1982 | CT | U | V | | 1,600 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## 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 | 0511 | GARAGE CB- | 0 | 0 | 16 | 16 | 256.00 | SF | 40.00 | 40.00 | 100 | 1994 | 1994 | 3 | 66 | 6,758 | |
| 2 | 0825 | BRICK | 0 | 0 | 0 | 0 | 720.00 | SF | 12.50 | 12.50 | 100 | 2000 | 2000 | 3 | 93 | 8,370 | |
| 3 | 1128 | BRICK 12" | 0 | 0 | 0 | 0 | 27.00 | SF | 14.00 | 14.00 | 100 | 2012 | 2012 | 3 | 98 | 370 | |
| 4 | 0462 | ST/AL FNC | 0 | 0 | 394 | 4 | 1,576.00 | SF | 10.00 | 10.00 | 100 | 2012 | 2012 | 3 | 64 | 10,086 | |

## LAND DESCRIPTION

TOTAL OB/XF 25,584

| 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 | 007610 | C | CEMETERY | 0 | 0006 | R-2 | 100.00 | 200.00 | 100.00 | FF | | 1.00 | 1.00 | 0.73 | 4,250.00 | 3,111.00 | 311,100 | | | | | | | |
| 2 | 007610 | C | CEMETERY | 0 | 0006 | R-2 | 100.00 | 100.00 | 100.00 | FF | | 1.00 | 1.00 | 0.60 | 4,250.00 | 2,550.00 | 255,000 | | | | | | | |

REVIEW DATE 08/01/2022 BY HSA Total Acres: 0.00 Total Land Value: 566,100 Market: 0 Agricultural: 0 Common: 566,100 PRINTED 07/30/2025 BY SYS