BLK 209 LOTS 7 & 8
IN OR 2132/1327
CITY OF FDNA BEACH S/D OF

LIGHTHOUSE TABERNACLE OF JESUS CHRIST INC
PO BOX 6035
FERNANDINA BEACH, FL 32035-6035

2025

00-00-31-1800-0209-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

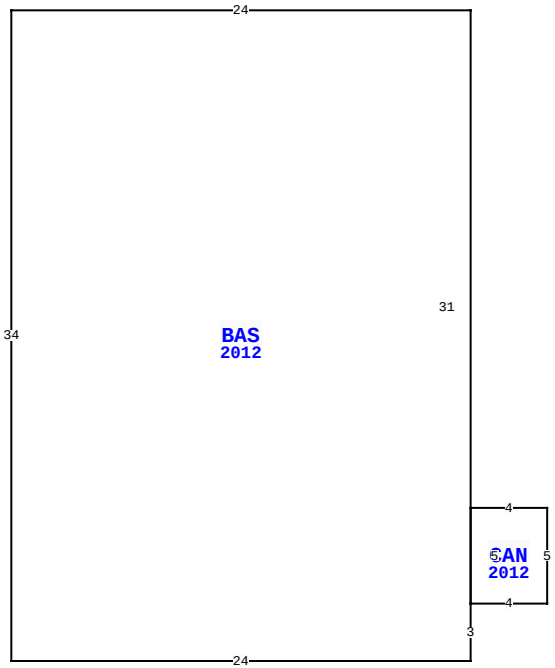
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	02
NEIGHBORHOOD/LOC	2001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	816	100	2012	816	97,361
CAN	20	30	2012	6	716
TOTALS	836			822	98,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	822	83.0025	129.69	106,605	2007	2007	0	0	0	8.00	92.00

3 CHURCH – 0% - 0 Heated Area: 816 HX Base Yr



1080 OLIVE ST, FERNANDINA BEACH

BLD DATE	04/02/2018	KK	LGL DATE	
XF DATE			LAND DATE	04/04/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		428,053
TOTAL MARKET OB/XF VALUE		6,434
TOTAL LAND VALUE - MARKET		141,478
TOTAL MARKET VALUE		575,965
SOH/AGL Deduction		52,685
ASSESSED VALUE		523,280
TOTAL EXEMPTION VALUE	02	523,280
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		575,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17001947	REPAIR/RRF	13,000	03/08/2018
17001048	REPAIR/RRF	9,360	02/10/2017
E20142	ELEC OTHER	0	10/01/2007
B20640	REMODEL	4,500	10/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2132/1327	7/11/2017	WD	U	I	11	100

GRANTOR: UNITED PENTECOSTAL CH
GRANTEE: LIGHTHOUSE TABERNAC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W24 S34 E24 N3 CAN=[YR=2012] E4 N5 W4 S5$ N31$.

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	1242	WD DECK A	0	0	0	0	146.00	SF	10.00	10.00	100	2007	2007	3	27	394	
2	0810	CONCRETE A	0	0	0	0	106.00	SF	6.50	6.50	100	2007	2007	3	87	599	
3	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2007	2007	3	69	1,746	
4	0810	CONCRETE A	0	0	33	3	91.00	SF	6.50	6.50	100	1984	1984	3	41	243	
5	0810	CONCRETE A	0	0	6	50	300.00	SF	6.50	6.50	100	2005	2005	3	84	1,638	
6	1242	WD DECK A	0	0	5	5	25.00	SF	10.00	10.00	100	2007	2007	3	27	68	
7	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2007	2007	3	69	1,746	

LAND DESCRIPTION

TOTAL OB/XF 6,434

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	0006	CI	0.00	0.00	25,264.00	SF		1.00	1.00	0.70	8.00	5.60	141,478							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.58 Total Land Value: 141,478 Market: 0 Agricultural: 0 Common: 141,478 PRINTED 07/30/2025 BY SYS

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2025

00-00-31-1800-0209-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

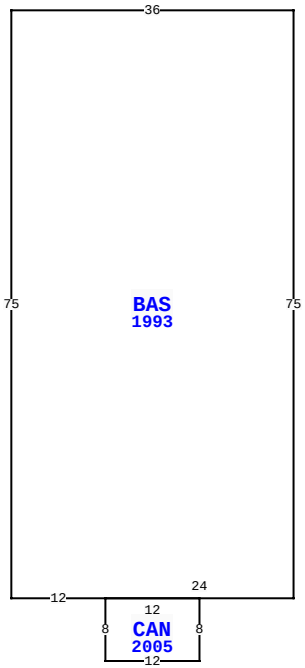
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	17	CB STUCCO 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	03	PART.FIN. 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		9 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
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	2,700	100	1993	2,700	326,469
CAN	96	30	2005	29	3,507
TOTALS	2,796			2,729	329,976

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	2,729	93.2381	145.68	397,561	1984	1990	0	0	0	17.00	83.00

4 CHURCH – 0% - 0 Heated Area: 2700 HX Base Yr



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1080 OLIVE ST, FERNANDINA BEACH

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TOTAL EXEMPTION VALUE	02	523,280
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		575,965
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		561,792

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2132/1327	7/11/2017	WD	U	I	11	100

GRANTOR: UNITED PENTECOSTAL CH

GRANTEE: LIGHTHOUSE TABERNAC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] N75 W36 S75 E12 CAN=[YR=2005] S8 E12 N8 W12$E24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.58 Total Land Value: 141,478 Market: 0 Agricultural: 0 Common: 141,478 PRINTED 07/30/2025 BY SYS