BLOCK 233 LOT 8
IN OR 994/289
CITY OF FDNA BEACH

KINGDOM MINISTRIES INC
PO BOX 16299
FERNANDINA BEACH, FL 32035-3122

2025

00-00-31-1800-0233-0080

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7000	VAC INSTITUTIONAL	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1009.00		

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 13TH ST, FERNANDINA BEACH

BLD DATE		LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		650,160
TOTAL MARKET VALUE		650,160
SOH/AGL Deduction		431,557
ASSESSED VALUE		218,603
TOTAL EXEMPTION VALUE	02	218,603
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		650,160
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		529,760

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0994/0289	6/26/2001	WD	Q	V		34,000

GRANTOR: RAYONIER INC

GRANTEE: KINGDOM MINISTRIES

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	007000	C	VAC INSTITAL	0		R-2	172.00	100.00	172.00	FF		1.00	1.00	0.70	2,700.00	1,890.00	325,080							
2	007000	C	VAC INSTITAL	0		R-2	172.00	100.00	172.00	FF		1.00	1.00	0.70	2,700.00	1,890.00	325,080							

REVIEW DATE 05/07/2025 BY MLU Total Acres: 0.00 Total Land Value: 650,160 Market: 0 Agricultural: 0 Common: 650,160 PRINTED 07/30/2025 BY SYS