

BLK 236 LOTS 1,2,3 & E1/2 OF
 ABND 12TH ST IN OR 566/536 (EX
 UTIL ESMT IN OR 819/1653 & EX

FIRST BAPTIST CHURCH OF FERNANDINA BEACH
 1600 SOUTH 8TH STREET
 FERNANDINA BEACH, FL 32034

2025

00-00-31-1800-0236-0010


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT										CONSTRUCTION										VALUATION SUMMARY									
DOR CODE										MAP NUM										NEIGHBORHOOD/LOC									
AREA TYPE										TOTAL GROSS AREA										PCT OF BASE									
YEAR										TOT ADJ AREA										SUBAREA MARKET VALUE									
7000										VAC										INSTITUTIONAL									
2001.00																													
TOTALS										NECTARINE ST, FERNANDINA BEACH										BLD DATE: 04/04/2025 DC									
EXTRA FEATURES																				LGL DATE: 04/04/2025 DC									
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													
1	009606	C CONSERVATION	0	0007	CI	0.00	0.00		2.52	AC	1.00	1.00	1.00		1,500.00														
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	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV					
1	009606	C	CONSERVATION	0	0007	CI	0.00	0.00	2.52	AC		1.00	1.00	1.00	1,500.00	1,500.00	3,780												
REVIEW DATE										04/04/2025 BY DC										Total Acres: 2.52 Total Land Value: 3,780 Market: 0 Agricultural: 0 Common: 3,780 PRINTED 07/30/2025 BY SYS									

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		3,780
TOTAL MARKET VALUE		3,780
SOH/AGL Deduction		0
ASSESSED VALUE		3,780
TOTAL EXEMPTION VALUE	02	3,780
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,780
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,542

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1668/0499	3/23/2010	WD	U	V	11	100
GRANTOR: WOODS & WATER INC						
GRANTEE: FIRST BAPTIST CHURC						
1376/1471	12/12/2005	WD	U	V	17	100
GRANTOR: WOODS & WATER INC						
GRANTEE: FIRST BAPTIST CHURC						

BUILDING NOTES

BUILDING DIMENSIONS