BLK 261 LOTS 3,4 & W 79FT OF
N1/2 OF LOT 8
CITY OF FDNA BEACH

FIRST ASSEMBLY OF GOD INC OF FERNANDINA BEACH
302 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034-3218

2025

00-00-31-1800-0261-0031

BUILDING CHARACTERISTICS

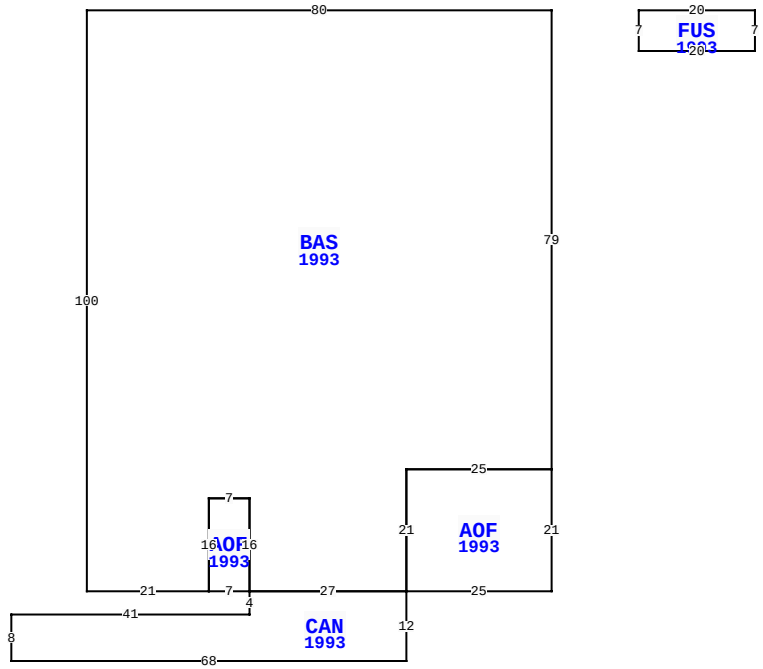
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		27 100
Frame	05	STEEL 100
Story Height		18 100
RMS		4 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	1011.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	112	100	1993	112	16,913
AOF	525	100	1993	525	79,279
BAS	7,363	100	1993	7,363	1,111,872
CAN	652	30	1993	196	29,598
FUS	140	100	1993	140	21,141
TOTALS	8,792			8,336	1,258,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	8,336	117.1487	183.04	1,525,821	1989	1989	0	0	0	17.50	82.50

1 CHURCH – 0% - 0 Heated Area: 8140 HX Base Yr



BLD DATE	11/18/2024	KWA	LGL DATE
XF DATE	11/18/2024	KWA	LAND DATE 06/14/2021 KK
INC DATE			AG DATE

302 S 14TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 1 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,773,302
TOTAL MARKET OB/XF VALUE		38,146
TOTAL LAND VALUE - MARKET		515,484
TOTAL MARKET VALUE		2,326,932
SOH/AGL Deduction		485,456
ASSESSED VALUE		1,841,476
TOTAL EXEMPTION VALUE	02	1,841,476
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,326,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,332,489

BLDG #1 & BLDG #2 ARE ATTACHED
FIRST ASSEMBLY OF GOD CHURCH

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20200052	ROOF	0	12/28/2020
20200053	REMODEL-SIDING	2,450	06/01/2020
20162836	REPAIR/RRF	6,124	10/28/2016
20021174	XFOB	1,000	07/10/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0448/0421	3/15/1985	WD	U	I	17	2,000
GRANTOR: KITTRELL ALINE L (WID						
GRANTEE: FIRST ASSEMBLY OR G						
0316/0419	6/19/1980	WD	U	I	17	30,000
GRANTOR: HENDERSON ROBERT MART						
GRANTEE: FIRST ASSEMBLY OF G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W80 S100 E21 AOF=[YR=1993] E7 CAN=[YR=1993] S4 W41 S8 E68 N12 AOF 1993= E25 N21 W25 S21 $ W27 $ N16 W7 S16 $ N16 E7 S16 E27 N21 E25 N79$ PTR= E15 FUS=[YR=1993] E20 S7 W20 N7 $ W15 $.

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	0803	ASPHALT C	0	0	0	0	8,890.00	SF	2.00	2.00	100	1988	1988	3	50	8,890	
2	0810	CONCRETE A	0	0	28	6	168.00	SF	6.50	6.50	100	1988	1988	3	52	568	
4	0446	BOX FNC 6'	0	0	0	0	12.00	LF	20.00	20.00	100	2002	2002	3	20	48	
5	0803	ASPHALT C	0	0	0	0	7,841.00	SF	2.00	2.00	100	1988	1988	3	50	7,841	
6	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2000	2000	3	48	1,493	
7	0810	CONCRETE A	0	0	15	3	45.00	SF	6.50	6.50	100	1988	1988	3	52	152	
8	0681	POLE SHED	0	0	18	4	72.00	SF	15.00	15.00	100	1990	1990	3	20	216	
9	0810	CONCRETE A	0	0	0	0	371.00	SF	6.50	6.50	100	2000	2000	3	77	1,857	
10	0443	STK FNC 6'	0	0	0	0	86.00	LF	10.00	10.00	100	2002	2002	3	20	172	
12	0803	ASPHALT C	0	0	0	0	12,937.00	SF	2.00	2.00	100	1988	1988	3	50	12,937	

TOTAL OB/XF 34,174

LAND DESCRIPTION

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	0003	R-1	0.00	0.00	85,914.00	SF		1.00	1.00	1.00	6.00	6.00	515,484							

REVIEW DATE 11/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 515,484 Market: 0 Agricultural: 0 Common: 515,484 PRINTED 07/30/2025 BY SYS

BLK 261 LOTS 3,4 & W 79FT OF
N1/2 OF LOT 8
CITY OF FDNA BEACH

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302 SOUTH 14TH STREET
FERNANDINA BEACH, FL 32034-3218

2025

00-00-31-1800-0261-0031

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 80
Exterior Wall	16	WD FR STUC 20
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	07	CORK/VTILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		7 100
Frame	03	MASONRY 100
Story Height		12 100
RMS		7 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

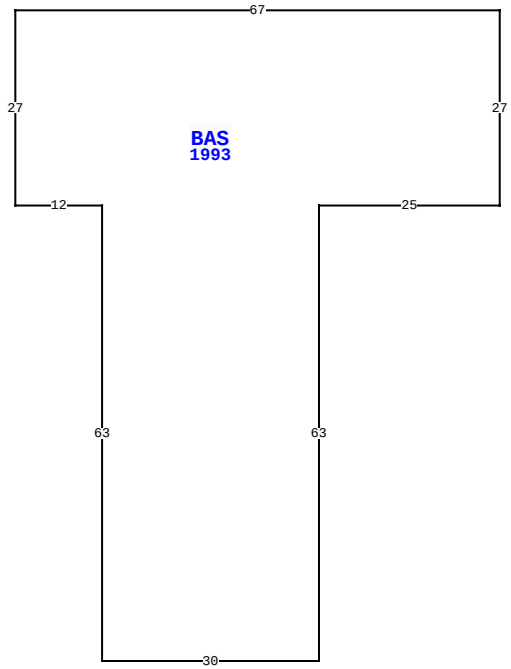
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,699	100	1993	3,699	408,280
TOTALS	3,699			3,699	408,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,699	93.6270	146.29	541,127	1954	1975	0	0	0	24.55	75.45

2 CHURCH – 0% - 0 Heated Area: 3699 HX Base Yr



BLD DATE	11/18/2024	KWA	LGL DATE
XF DATE	11/18/2024	KWA	LAND DATE 06/14/2021 KK
INC DATE			AG DATE

302 S 14TH ST, FERNANDINA BEACH

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,773,302
TOTAL MARKET OB/XF VALUE		38,146
TOTAL LAND VALUE - MARKET		515,484
TOTAL MARKET VALUE		2,326,932
SOH/AGL Deduction		485,456
ASSESSED VALUE		1,841,476
TOTAL EXEMPTION VALUE	02	1,841,476
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,326,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,332,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0448/0421	3/15/1985	WD	U	I	17	2,000
GRANTOR: KITTRELL ALINE L (WID						
GRANTEE: FIRST ASSEMBLY OR G						
0316/0419	6/19/1980	WD	U	I	17	30,000
GRANTOR: HENDERSON ROBERT MART						
GRANTEE: FIRST ASSEMBLY OF G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S27 E12 S63 E30 N63 E25 N27 $.

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
13	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	622	
14	0443	STK FNC 6'	0	0	0	0	80.00	LF	10.00	10.00	100	2002	2002	3	20	160	
15	0819	CONC 12"	0	0	0	0	136.00	SF	9.50	9.50	100	2011	2011	3	91	1,176	
16	0940	SHEDS/PORT	0	0	0	0	190.00	SF	30.00	30.00	100	1992	1992	3	20	1,140	
17	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1993	1993	3	30	467	
18	0680	POLE SHED	0	0	9	4	36.00	SF	10.00	10.00	100	2000	2000	3	27	97	
19	0443	STK FNC 6'	0	0	0	0	155.00	LF	10.00	10.00	100	2000	2000	3	20	310	

LAND DESCRIPTION

TOTAL OB/XF 3,972

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

REVIEW DATE 11/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 515,484 Market: 0 Agricultural: 0 Common: 515,484 PRINTED 07/30/2025 BY SYS

BLK 261 LOTS 3,4 & W 79FT OF
N1/2 OF LOT 8
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2025

00-00-31-1800-0261-0031

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

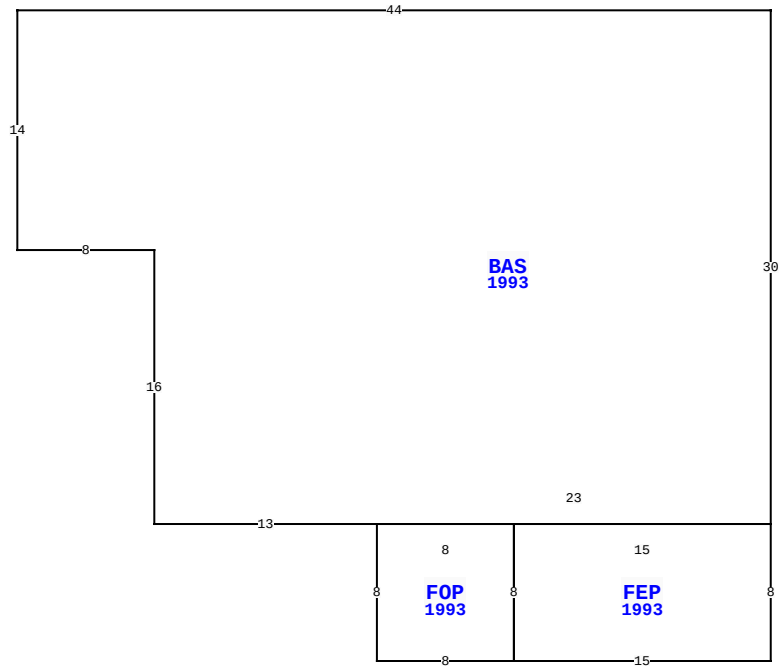
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1011.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,192	100	1993	1,192	96,874
FEP	120	80	1993	96	7,802
FOP	64	30	1993	19	1,544
TOTALS	1,376			1,307	106,220

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	04	1,307	99.1148	99.11	129,537	1956	1980	0	0	0	18.00	82.00

3 SINGLE FAM – 0% - 0 Heated Area: 1288 HX Base Yr



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XF DATE	11/18/2024	KWA	LAND DATE	06/14/2021 KK
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302 S 14TH ST, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

PAGE 3 of 3 2

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
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TOTAL EXEMPTION VALUE	02	1,841,476
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,326,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,332,489

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0448/0421	3/15/1985	WD	U	I	17	2,000
GRANTOR: KITTRELL ALINE L (WID						
GRANTEE: FIRST ASSEMBLY OR G						
0316/0419	6/19/1980	WD	U	I	17	30,000
GRANTOR: HENDERSON ROBERT MART						
GRANTEE: FIRST ASSEMBLY OF G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W44 S14 E8 S16 E13 FOP=[YR=1993] S8 E8
FEP=[YR=1993] E15 N8 W15 S8$ N8 W8$ E23 N30$.

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

REVIEW DATE 11/18/2024 BY KWA Total Acres: 0.00 Total Land Value: 515,484 Market: 0 Agricultural: 0 Common: 515,484 PRINTED 07/30/2025 BY SYS