

IN OR 1754/637
PARCEL 3-24 SEC 1-2N-27 &
PARCEL 1-8 SEC 12-2N-27

THE JOURNEY CHURCH AT NASSAU COUNTY INC
95707 AMELIA CONCOURSE
FERNANDINA BEACH, FL 32034

2025

01-2N-27-0000-0003-0240



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	08	SHT VINYL 70			
Interior Floo	14	CARPET 30			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures	05	50 100			
Frame		STEEL 100			
Story Height	1.	17 100			
RMS		52 100			
Stories		1. 100			
Units	00	0 100			
Occupancy		NONE 100			
Quality	04	Quality Level 04			
DOR CODE	7100	CHURCHES			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC		4044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	30,592	100	2013	30,592	5,009,139
STP	25	10	2013	2	328
ULP	50	15	2013	8	1,310
TOTALS	30,667			30,602	5,010,777

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
7101	04	30,602	110.8912	173.27	5,302,409	2013	2013	0	0	0	5.50	94.50	
1 CHURCH - 0% - 0 Heated Area: 30592 HX Base Yr													
BLD DATE 06/12/2018 KK LGL DATE XF DATE INC DATE LAND DATE AG DATE													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 3
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		7,150,637	
TOTAL MARKET OB/XF VALUE		568,620	
TOTAL LAND VALUE - MARKET		598,600	
TOTAL MARKET VALUE		8,317,857	
SOH/AGL Deduction		2,615,524	
ASSESSED VALUE		5,702,333	
TOTAL EXEMPTION VALUE		02	5,702,333
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		8,317,857	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		8,397,589	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008850	XFOB - WALKWY CAN	39,702	10/06/2017
17006449	XFOB - BBALL COUR	173,635	07/19/2017
17001249	XFOB - STORAGE BL	68,730	03/01/2017
B1530427	CO ISSUED	0	11/02/2015
B1530427	NEW CONSTR	1,659,466	05/01/2015
E1529237	NEW CONSTR	165,293	05/01/2015

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1754/0637	4/29/2011	WD U	V	38	
GRANTOR: AMELIA RESERVE LTD					
GRANTEE: THE JOURNEY CHURCH					
1404/0976	4/17/2006	WD Q	V		
GRANTOR: CONCOURSE DEVELOPMENT					
GRANTEE: AMELIA POINTE LTD					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=2013] W100 N7 W23 N40 W117 S40 W2 S48 STP=[YR=2013] W5 S5 ULP=[YR=2013] S10 E5 N10 W5\$ E5 N5\$ S48 E17 S40 E102 N40 E23 N7 E100 N82\$.					

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	0812	CONCRETE C	0	0	0	0		8,010.00	SF 4.00	4.00	100	2013	2013	3	93	29,797
2	0812	CONCRETE C	0	0	0	0		2,812.00	SF 4.00	4.00	100	2013	2013	3	93	10,461
3	1075	TRELLIS G	0	0	45	20		900.00	SF 23.45	23.45	100	2013	2013	3	68	14,351
4	0400	CONC CURB	0	0	0	0		5,670.00	LF 15.00	15.00	100	2013	2013	3	95	80,798
5	0972	ST LGHT UN	0	0	0	0		17.00	UT 2,530.00	2,530.00	100	2013	2013	3	83	35,698
6	0975	ST LT/ARM	0	0	0	0		9.00	UT 500.00	500.00	100	2013	2013	3	83	3,735
7	0402	CONC BUMPE	0	0	0	0		7.00	UT 25.00	25.00	100	2013	2013	3	95	166
8	0803	ASPHALT C	0	0	0	0		142,019.00	SF 2.00	2.00	100	2013	2013	3	70	198,827
9	0978	SECURTY LT	0	0	0	0		6.00	UT 450.00	450.00	100	2013	2013	3	83	2,241
10	0648	LIGHTS-AV	0	0	0	0		4.00	UT 140.00	140.00	100	2013	2013	3	55	308

LAND DESCRIPTION										TOTAL OB/XF 376,382									
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
1	007100	C	CHURCH	0	0003	RG-1	0.00	0.00	29.38	AC		1.00	1.00	1.00	20,000.00	20,000.00	587,600		
2	009605	C	WETLANDS	0		RG-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	11,000		

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