IN OR 63 PG 578

CHURCH LUTHERAN PRINCE OF PEACE IN AMERICA
2600 ATLANTIC AVE
FERNANDINA BEACH, FL 32034

2025

14-3N-29-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	23	REINF CONC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		32 100
Frame	04	REIN CONC 100
Story Height		22 100
RMS		24 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	02	DIST FB 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

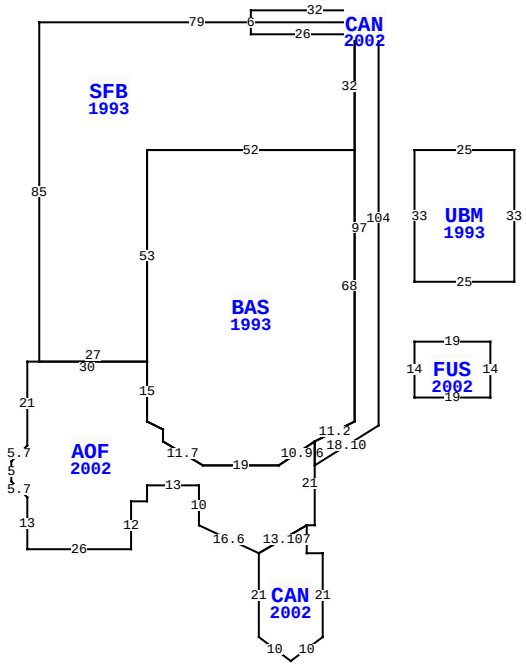
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	01
NEIGHBORHOOD/LOC	1060.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	2,090	100	2002	2,090	456,692
BAS	3,926	100	1993	3,926	857,881
CAN	426	30	2002	128	27,970
CAN	845	30	2002	254	55,502
FUS	266	100	2002	266	58,124
SFB	3,959	80	1993	3,167	692,030
UBM	825	35	1993	289	63,151
TOTALS	12,337			10,120	2,211,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	10,120	158.9188	248.31	2,512,897	1971	2000	0	0	0	12.00	88.00

1 CHURCH – 0% - 0 Heated Area: 9449 HX Base Yr



2600 ATLANTIC AVE, FERNANDINA BEACH

BLD DATE	03/20/2019	KK	LGL DATE	
XF DATE	03/20/2019	KK	LAND DATE	03/20/2019 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		2,211,349
TOTAL MARKET OB/XF VALUE		29,332
TOTAL LAND VALUE - MARKET		3,000,000
TOTAL MARKET VALUE		5,240,681
SOH/AGL Deduction		2,732,069
ASSESSED VALUE		2,508,612
TOTAL EXEMPTION VALUE	02	2,508,612
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		5,240,681
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,257,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220098	REPAIR/RRF	0	08/12/2022
20141817	H/AC	2,500	08/19/2014
20081523	REMODEL	0	09/30/2008
20081299	H/AC	4,300	08/14/2008
20081018	XFOB	149,000	06/12/2008
20071580	H/AC	9,983	08/23/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S53 SFB=[YR=1993] W27 N85 E79 S32 W52 S53$ AOF=[YR=2002] W30 S21 L4 D4 S5 R4 D4 S13 E26 N12 E4 N4 E13 S10 D7 R15 R12 U7 CAN=[YR=2002] S7 E4 S21 D6 L8 U6 L8 N21 R12 U7 $ E2 N21 CAN=[YR=2002] R10 U5 N97 W26 N6 E32 S104 L16 D10 N6$ L9 D6 W19 L10 U6 N3 L4 U2 N15$ S15 R4 D2 S3 R10 D6 E19 R9 U6 R10 U5 N68$ PTR=E15 UBM=[YR=1993] E25 S33 W25 N33$ PTR=S48 FUS=[YR=2002] S14 E19 N14 W19$ N48$ 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	13,164.00	SF	2.00	2.00	100	1991	1991	3	50	13,164	
2	0811	CONCRETE B	0	0	0	0	1,000.00	SF	5.20	5.20	100	2002	2002	3	80	4,160	
3	0400	CONC CURB	0	0	0	0	58.00	LF	15.00	15.00	100	2002	2002	3	85	740	
4	0971	ST LGHT OV	0	0	0	0	1.00	UT	1,555.00	1,555.00	100	1980	1980	3	20	311	
5	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	1991	1991	3	28	871	
6	0649	LIGHTS-GD	0	0	0	0	4.00	SF	225.00	225.00	100	2001	2001	3	20	180	
7	0649	LIGHTS-GD	0	0	0	0	2.00	SF	450.00	450.00	100	2012	2012	3	50	450	
8	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2002	2002	3	85	149	
9	1127	BRICK 8"	0	0	19	2	38.00	SF	11.00	11.00	100	2008	2008	3	97	405	
10	0810	CONCRETE A	0	0	16	4	64.00	SF	6.50	6.50	100	2008	2008	3	88	366	

TOTAL OB/XF 20,796

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-2	0.00	0.00	3.00	AC		1.00	1.00	1.00	1,000,000.00	1,000,000.00	3,000,000							

REVIEW DATE 03/20/2019 BY KK Total Acres: 3.00 Total Land Value: 3,000,000 Market: 0 Agricultural: 0 Common: 3,000,000 PRINTED 07/30/2025 BY SYS

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TOTALS					

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NASSAU COUNTY PROPERTY

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		5,257,211

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20061847	DEMOLITION	0	08/03/2006
20012178	REMODEL	18,000	10/04/2001
20033646	REMODEL	627,730	08/07/2000
7911	REPAIR/RRF	2,000	09/22/1993
6398	XFOB	6,000	03/06/1991
5165	REPAIR/RRF	800	01/09/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE

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
11	0400	CONC CURB	0	0	0	0	112.00	LF	15.00	15.00	100	2012	2012	3	94	1,579	
12	0803	ASPHALT C	0	0	0	0	3,877.00	SF	2.00	2.00	100	2013	2013	3	70	5,428	
13	0810	CONCRETE A	0	0	0	0	253.00	SF	6.50	6.50	100	2013	2013	3	93	1,529	

LAND DESCRIPTION

TOTAL OB/XF 8,536

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 03/20/2019 BY KK Total Acres: 3.00 Total Land Value: 3,000,000 Market: 0 Agricultural: 0 Common: 3,000,000 PRINTED 07/30/2025 BY SYS