PT OF NW1/4 OF NE1/4 OF
SEC 32-2N-28E IN OR 1998/1541
(EX ESMT PT OR 1497/420 &

LEGACY BAPTIST CHURCH OF NASSAU COUNTY INC
941328 OLD NASSAUVILLE RD
FERNANDINA BEACH, FL 32034

2025

32-2N-28-0000-0001-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4005.00		

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

OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE		LGL DATE	05/09/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		762,000
TOTAL MARKET VALUE		762,000
SOH/AGL Deduction		393,837
ASSESSED VALUE		368,163
TOTAL EXEMPTION VALUE	02	368,163
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		762,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		571,500

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1998/1541	8/21/2015	SW	U	V	12	325,000
GRANTOR: WHITNEY BANK						
GRANTEE: LEGACY BAPTIST CHUR						
1965/0856	2/17/2015	CT	U	V	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: WHITNEY BANK						

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	000192	C	UNDEVELOP	0		OR	0.00	0.00	7.62	AC		1.00	1.00	1.00	100,000.00	100,000.00	762,000							

REVIEW DATE 05/09/2025 BY MLU Total Acres: 7.62 Total Land Value: 762,000 Market: 0 Agricultural: 0 Common: 762,000 PRINTED 07/30/2025 BY SYS