LOT A (EX R/W IN OR 382/558)
LENWORTH S MORRISON S/D
DBK 258/27-51

CHURCH O NEIL BAPTIST
C/O ELEANOR M SIMMONS, PO BOX 70
FERNANDINA BEACH, FL 32035-0070

2025

39-2N-28-5020-000A-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

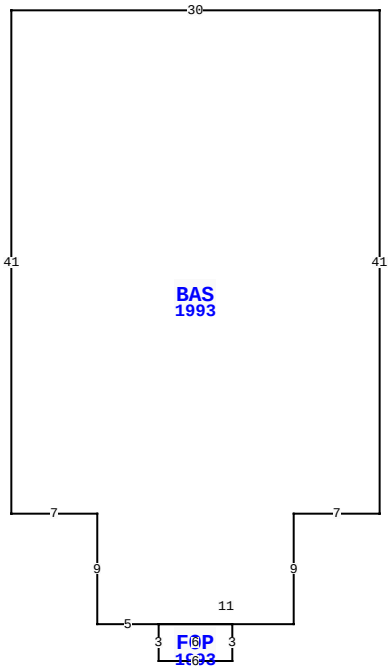
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,374	100	1993	1,374	100,173
FOP	18	30	1993	5	364
TOTALS	1,392			1,379	100,538

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	1,379	74.6550	116.65	160,860	1948	1948	0	0	0	37.50	62.50

1 CHURCH – 0% - 0 Heated Area: 1374 HX Base Yr



474257 SR 200, FERNANDINA BEACH

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	LAND DATE	04/25/2025 DC
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		338,760
TOTAL MARKET OB/XF VALUE		3,272
TOTAL LAND VALUE - MARKET		135,000
TOTAL MARKET VALUE		477,032
SOH/AGL Deduction		132,318
ASSESSED VALUE		344,714
TOTAL EXEMPTION VALUE	02	344,714
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		477,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P15777	OTHER	0	03/01/2012
6636	NEW CONSTR	7,500	05/01/1990
6344	ADDITION	60,350	03/13/1990

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S41 E7 S9 E5 FOP=[YR=1993] S3 E6 N3 W6 $ E11 N9 E7 N41 $.

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	1123	CB 8"	0	0	0	0	64.00	SF	6.15	6.15	100	1960	1960	3	20	79	
2	0940	SHEDS/PORT	0	0	20	12	240.00	SF	30.00	30.00	100	2000	2000	3	20	1,440	
3	0810	CONCRETE A	0	0	15	15	225.00	SF	6.50	6.50	100	2000	2000	3	77	1,126	
4	0421	CL FNC 3'	0	0	0	0	137.00	LF	4.00	4.00	100	2000	2000	3	48	263	
5	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2000	2000	3	48	144	
6	0810	CONCRETE A	0	0	0	0	44.00	SF	6.50	6.50	100	2000	2000	3	77	220	

LAND DESCRIPTION

TOTAL OB/XF 3,272

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	0004	RSF-1	90.00	185.00	90.00	FF		1.00	1.00	1.25	1,200.00	1,500.00	135,000							

REVIEW DATE 02/04/2022 BY KK Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS

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2025

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	05	ASPH TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		0 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

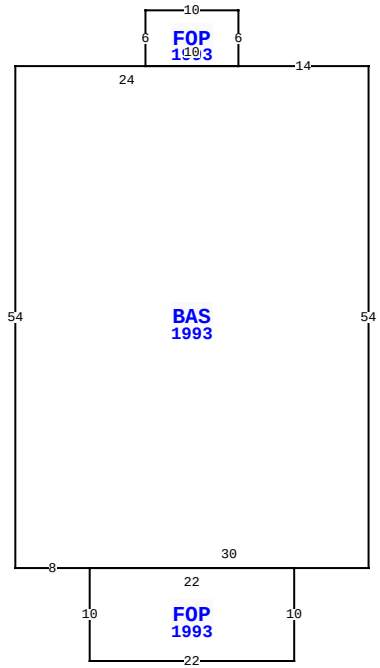
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	1993	2,052	228,853
FOP	60	30	1993	18	2,008
FOP	220	30	1993	66	7,360
TOTALS	2,332			2,136	238,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	2,136	85.9950	134.37	287,014	1990	1990	0	0	0	17.00	83.00

2 CHURCH – 0% - 0 Heated Area: 2052 HX Base Yr



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474257 SR 200, FERNANDINA BEACH

NASSAU COUNTY PROPERTY

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TOTAL JUST VALUE		477,032
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		423,227

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N6 W10 S6 E10 $ W24 S54 E8
FOP=[YR=1993] S10 E22 N10 W22 $ E30 N54 $.

EXTRA FEATURES

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

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	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/04/2022 BY KK Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/30/2025 BY SYS