

LIVING WATERS WORLD OUTREACH CENTER INC OF FERNAND
96282 BRADY POINT RD
FERNANDINA BEACH, FL 32034

40-2N-28-0000-0033-0000

NASSAU COUNTY PROPERTY						PAGE 1 of 3		4
VALUATION SUMMARY								
VALUATION BY					STANDARD			
Tax Group: 4			Tax Dist:					
BUILDING MARKET VALUE					731,803			
TOTAL MARKET OB/XF VALUE					84,151			
TOTAL LAND VALUE - MARKET					1,688,831			
TOTAL MARKET VALUE					2,504,785			
SOH/AGL Deduction					872,694			
ASSESSED VALUE					1,632,091			
TOTAL EXEMPTION VALUE					02	1,632,091		
BASE TAXABLE VALUE					0			
TOTAL JUST VALUE					2,504,785			
NCON VALUE					0			
INCOME VALUE								
PREVIOUS YEAR MKT VALUE					2,233,884			
PERMIT NUM		DESCRIPTION			AMT		ISSUED	
17001530		XFOB			16,066		02/24/2017	
B26110		REMODEL			2,500		06/01/2012	
B0618475		REMODEL			20,000		10/31/2006	
E15610		ELEC OTHER			0		08/01/2005	
P09844		OTHER			0		08/01/2005	
P08990		OTHER			0		02/01/2005	
SALES DATA								
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE
BUILDING NOTES								
BUILDING DIMENSIONS								
STP=[YR=1999] W3 BAS=[YR=1993] N11 W30 S15 W2 S90 E7								
SFB=[YR=2007] S10 E3 UOP=[YR=2007] S9 E15 N9 W15\$ E18 N10								
W21\$ E28 N70 PTO=[YR=1999] E5 N20 W5 S20\$ N20 W3 N4\$ S4 E3								
N4\$ PTR= E25 UDU=[YR=1999] E12 S10 W12 N10\$ W25\$.								
ND UE	OTHER ADJUSTMENTS AND NOTES			YEAR	DENSITY	DECL	FRZ	YR CONSRV
88,388								
443								
Common: 1,688,831 PRINTED 07/30/2025 BY SYS								



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	04	WOOD TRUSS 100			
Roof Cover	02	ROLL COMP 100			
Interior Wall	04	PLYWOOD 100			
Interior Floor	14	CARPET 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		4 100			
Frame	02	WOOD FRAME 100			
Story Height		8 100			
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			04
NEIGHBORHOOD/LOC	4002.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2000	1,920	162,222
TOTALS	1,920			1,920	162,222

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
7102	04	1,920	82.2150	90.85	174,432	2000	2000	0	0	0	7.00	93.00	
3 EDU RELGUS - 0% - 0													
Heated Area: 1920													
HX Base Yr													
24 80 24 80 BAS 2000													

BLD DATE	05/15/2018	KK	LGL DATE	
XF DATE			LAND DATE	04/25/2025

DC

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