LOTS 12,13,14,20,21 & 22
NORTH YULEE PBK 2/26

FIRST BAPTIST CHURCH OF FERNANDINA FLORIDA
1600 S 8TH ST
FERNANDINA BEACH, FL 32034

2025

50-3N-27-4720-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4051.00		

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

86050 HAMILTON ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		1,111,737
TOTAL MARKET VALUE		1,111,737
SOH/AGL Deduction		0
ASSESSED VALUE		1,111,737
TOTAL EXEMPTION VALUE	02	1,111,737
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,111,737
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		834,257

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250003599	TEMP MODULAR MEET	0	04/07/2025
CO250005933			

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2759/757	12/31/2024	WD	U	V	17	1,261,000
GRANTOR: MYERS GROUP II LLC						
GRANTEE: FIRST BAPTIST CHURC						
2371/1067	6/23/2020	WD	U	V	11	100
GRANTOR: MYERS JOHN E REVOCABL						
GRANTEE: MYERS GROUP II LLC						

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	001000	C	COMMERCIAL	0		CG	0.00	0.00	396,400.00	SF		1.00	1.00	0.70	4.00	2.80	1,109,920							
2	009602	C	RETENTION PO	0		CG	0.00	0.00	1.58	AC		1.00	1.00	1.00	100.00	100.00	158							
3	009602	C	RETENTION PO	0		CG	0.00	0.00	1.09	AC		1.00	1.00	1.00	100.00	100.00	109							
4	009600	C	WASTELAND	0		CG	0.00	0.00	0.62	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,550							

REVIEW DATE 05/27/2025 BY KWX Total Acres: 3.29 Total Land Value: 1,111,737 Market: 0 Agricultural: 0 Common: 1,111,737 PRINTED 07/30/2025 BY SYS