PT OF LOT 45
IN OR 2103/1353
ESMT OR 1544/1483

CHRISTWALK CHURCH OF GOD INC/CRISP DAVID TRUSTEE
2920 BAILEY RD
FERNANDINA BEACH, FL 32034

2026

00-00-30-044B-0045-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

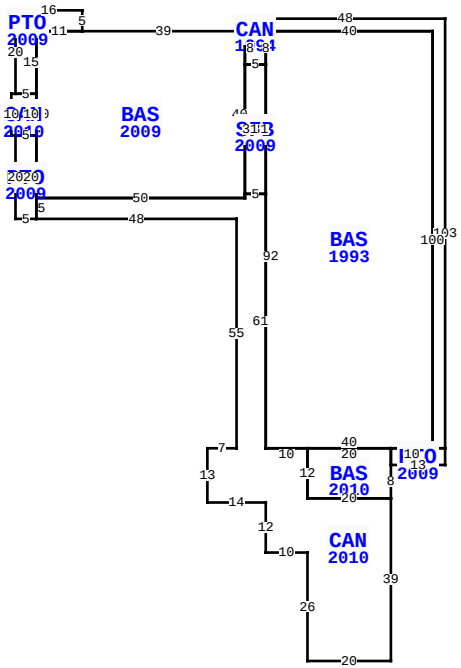
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		20 100
Frame	01	TYP WD 100
Story Height		9 100
RMS		10 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 01
NEIGHBORHOOD/LOC	2021.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,000	100	1993	4,000	566,288
BAS	2,000	100	2009	2,000	283,144
BAS	240	100	2010	240	33,977
CAN	484	30	1994	145	20,528
CAN	60	30	2010	18	2,548
CAN	1,877	30	2010	563	79,705
PTO	52	5	2009	3	425
PTO	100	5	2009	5	708
PTO	155	5	2009	8	1,133
SFB	155	80	2009	124	17,555
TOTALS	9,123			7,106	1,006,011

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	7,106	112.0185	186.23	1,323,350	1977	1995	0	0	0	23.98	76.02

1 CHURCH 0% - 0 Heated Area: 6364 HX Base Yr



2920 BAILEY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		1,163,637
TOTAL MARKET OB/XF VALUE		8,363
TOTAL LAND VALUE - MARKET		800,000
TOTAL MARKET VALUE		1,972,000
SOH/AGL Deduction		682,104
ASSESSED VALUE		1,289,896
TOTAL EXEMPTION VALUE	02	1,289,896
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,972,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,744,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20161144	INTERIOR REMODEL	40,000	04/25/2016
20091521	H/AC	220	11/05/2009
20091313	REPAIR/RRF	5,000	09/29/2009
20091200	ELEC OTHER	2,500	09/09/2009
20090269	REMODEL	200,000	03/02/2009
20090270	OTHER	7,537	03/02/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2103/1353	2/27/2017	WD	U	I	11	100
GRANTOR: CHURCH OF GOD AT FERN						
GRANTEE: CHRISTWALK CHURCH O						
0201/0446	1/01/1975	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=1994] W48 S3 BAS=[YR=2009] W39 PTO=[YR=2009] N5 W16 S20 CAN=[YR=2010] W1 S10 E1 PTO=[YR=2009] S20 E5 CAN=[YR=2010] E48 S55 W7 S13 E14 S12 E10 S26 E20 N39 BAS=[YR=2010] N8 PTO=[YR=2009] E13 N4 W3 BAS=[YR=1993] N100 W40 S8 SFB=[YR=2009] S31 W5 N31 E5$ S92 E40$ W10 S4$ N4 W20 S12 E20$ W20 N12 W10 N61 W5 S1 W50 S5$ N20 W5$ E5 N10 W5$ E5 N15 E11$ W11 S40 E50 N40$ S8 E5 N8 E40 S100 E3 N103$.

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	0810	CONCRETE A	0	0	0	0	360.00	SF	6.50	6.50	100	1980	1980	3	29	679	
2	0810	CONCRETE A	0	0	0	0	237.00	SF	6.50	6.50	100	1984	1984	3	38	585	
3	0810	CONCRETE A	0	0	14	5	70.00	SF	6.50	6.50	100	2009	2009	3	88	400	
4	0810	CONCRETE A	0	0	0	0	536.00	SF	6.50	6.50	100	1984	1984	3	38	1,324	
5	0940	SHEDS/PORT	0	0	17	13	221.00	SF	30.00	30.00	100	1984	1984	3	20	1,326	
6	0940	SHEDS/PORT	0	0	16	10	160.00	SF	19.50	19.50	100	2000	2000	3	20	624	
7	0940	SHEDS/PORT	0	0	20	10	200.00	SF	19.50	19.50	100	2005	2005	3	21	819	
8	0810	CONCRETE A	0	0	20	4	80.00	SF	6.50	6.50	100	2016	2016	3	95	494	
9	0810	CONCRETE A	0	0	0	0	138.00	SF	6.50	6.50	100	2016	2016	3	95	852	
10	0810	CONCRETE A	0	0	17	12	204.00	SF	6.50	6.50	100	2016	2016	3	95	1,260	

TOTAL OB/XF 8,363

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		R-1	0.00	0.00	2.00	AC		1.00	1.00	1.00	400,000.00	400,000.00	800,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS

PT OF LOT 45
IN OR 2103/1353
ESMT OR 1544/1483

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2026

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		2 100
Frame	01	TYP WD 100
Stories	1.	1. 100
Units		1 100
BUD8 Adjustme	05	DIST 1A 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

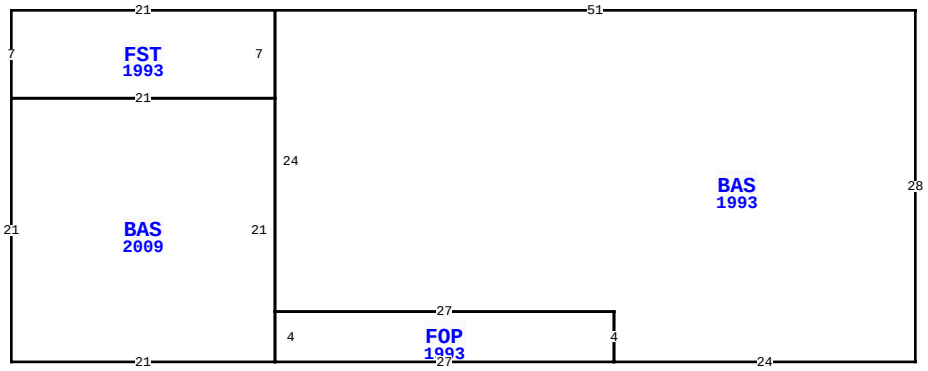
DOR CODE 7100 CHURCHES
MAP NUM
MKT AREA 01
NEIGHBORHOOD/LOC 2021.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	111,028
BAS	441	100	2009	441	37,093
FOP	108	30	1993	32	2,691
FST	147	55	1993	81	6,813
TOTALS	2,016			1,874	157,626

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,874	119.5600	125.54	235,262	1979	1979	0	0	0	33.00	67.00

2 SINGLE FAM 0% - 0 Heated Area: 1761 HX Base Yr



2920 BAILEY RD, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/21/2026 MLU
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 2

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TOTAL JUST VALUE		1,972,000
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,744,406

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8314	REPAIR/RRF	4,200	08/17/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2103/1353	2/27/2017	WD	U	I	11	100
GRANTOR: CHURCH OF GOD AT FERN						
GRANTEE: CHRISTWALK CHURCH O						
0201/0446	1/01/1975	WD	Q	V		7,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W51 FST=[YR=1993] W21 S7 BAS=[YR=2009] S21 E21 FOP=[YR=1993] E27 N4 W27S4$ N21W21$ E21N7$ S24 E27 S4 E24 N28$.

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 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 800,000 Market: 0 Agricultural: 0 Common: 800,000 PRINTED 07/09/2026 BY SYS