

BLOCK 23 LOTS 8 & 9 &
N'LY 9.83 FT LOT 10
IN OR 2009/661 & OR 2009/664

LATIERRA PROME TIDA INC
416 ALACHUA ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0023-0080



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	19	COMMON BRK 100								7101	04	5,033	175.3013	291.44	1,466,818	1925	1980		0	0	0	32.50	67.50	VALUATION BY							
Roof Structur	04	WOOD TRUSS 100								1 CHURCH 0% - 0														Heated Area: 5033							
Roof Cover	03	COMP SHNGL 100																						HX Base Yr							
Interior Wall	03	PLASTER 60																													
Interior Wall	06	CUST PANEL 40																													
Interior Floo	14	CARPET 100																													
Ceiling	02	F.NOT SUS 100																													
Air Condition	05	CHILL WTR 100																													
Heating Type	08	RAD WATER 100																													
Fixtures	13	100																													
Frame	04	REIN CONC 100																													
Story Height		22 100																													
RMS		2 100																													
Stories	1.	1. 100																													
Units		0 100																													
BUD8 Adjustme	02	DIST FB 100																													
Occupancy	00	NONE 100																													
Quality	04	Quality Level 04																													
DOR CODE	7100	CHURCHES																													
MAP NUM		MKT AREA																						01							
NEIGHBORHOOD/LOC	1005.00																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	3,410	100	1993	3,410	670,822																										
FUS	1,623	100	1993	1,623	319,280																										
TOTALS	5,033			5,033	990,102																										
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														
1	0825	BRICK	0	0	7	27	189.00	SF	12.50	12.50	100	1925	1925	3	20	473															
2	0830	FLAGSTONE	0	0	16	8	128.00	SF	12.00	12.00	100	1925	1925	3	20	307															
3	0810	CONCRETE A	0	0	7	39	273.00	SF	6.50	6.50	100	1953	1953	3	20	355															
4	0810	CONCRETE A	0	0	0	0	314.00	SF	6.50	6.50	100	1988	1988	3	49.5	1,010															
5	0444	BOX FNC 4'	0	0	0	0	61.00	LF	6.50	6.50	100	1993	1993	3	20	79															
6	0445	BOX FNC 5'	0	0	0	0	128.00	LF	8.10	8.10	100	1998	1998	3	20	207															
7	0463	FENCE GATE	0	0	0	0	5.00	UT	300.00	300.00	100	1998	1998	3	39	585															
8	0443	STK FNC 6'	0	0	0	0	6.00	LF	10.00	10.00	100	2000	2000	3	20	12															
9	0442	STK FNC 5'	0	0	0	0	20.00	LF	8.10	8.10	100	2005	2005	3	21	34															
TOTAL OB/XF 3,062																															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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-2	100.00	100.00	10,983.00	SF		1.00	1.00	1.00	35.00	35.00	384,405														
REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 384,405 Market: 0 Agricultural: 0 Common: 384,405 PRINTED 07/09/2026 BY SYS																															

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