BLOCK 32 LOTS 1 2 & 16
IN OR 209 PG 287
CITY OF FDNA BEACH

DIOCESE OF ST AUGUSTINE
C/O CATHOLIC CENTER, 11625 OLD ST AUGUSTINE RD
JACKSONVILLE, FL 32258

2026

00-00-31-1800-0032-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

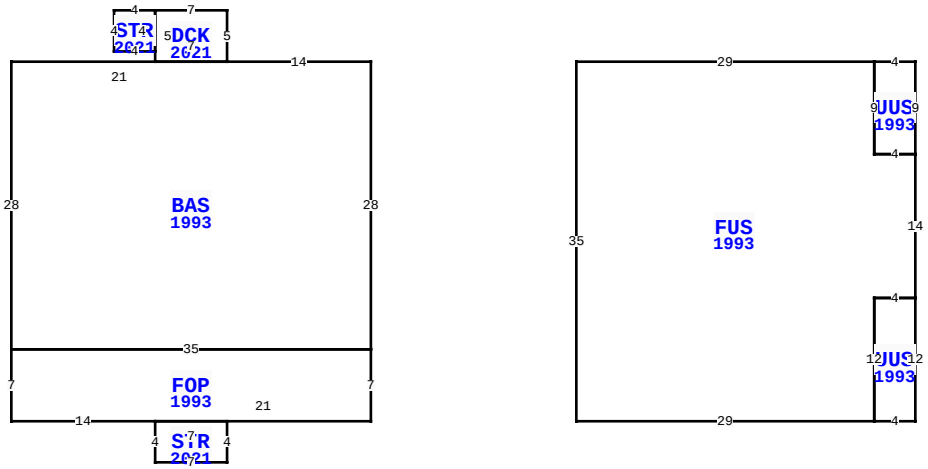
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		5 100
Frame	02	WOOD FRAME 100
Story Height		10 100
RMS		5 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	980	100	1993	980	102,856
DCK	35	10	2021	4	420
FOP	245	30	1993	74	7,767
FUS	1,071	100	1993	1,071	112,407
STR	16	10	2021	2	210
STR	28	10	2021	3	315
UUS	36	50	1993	18	1,889
UUS	48	50	1993	24	2,519
TOTALS	2,459			2,176	228,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1701	04	2,176	93.7650	139.94	304,509	1900	2000	0	0	0	25.00	75.00

2 OFFICE 0% - 0 Heated Area: 2051 HX Base Yr



505 BROOME ST, FERNANDINA BEACH

BLD DATE	10/08/2021	KK	LGL DATE	
XF DATE	10/08/2021	KK	LAND DATE	05/05/2026 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 2	Tax Dist:	
BUILDING MARKET VALUE		228,382
TOTAL MARKET OB/XF VALUE		60,441
TOTAL LAND VALUE - MARKET		632,500
TOTAL MARKET VALUE		921,323
SOH/AGL Deduction		183,517
ASSESSED VALUE		737,806
TOTAL EXEMPTION VALUE	02	737,806
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		921,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		828,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210091	CO ISSUED	0	07/09/2021
20200314	ELEC OTHER	0	12/22/2020
20200091	HOUSEMVING	75,000	10/20/2020
20200012	DEMOLITION	5,000	09/17/2020
20150607	REPAIR/RRF	10,440	03/24/2015
20112025	XFOB	600	11/10/2011

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0209/0287	1/01/1975	WD	Q	I		46,500
GRANTOR:						
GRANTEE:						
0121/0588	1/01/1972	WD	Q	V		4,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W14 DCK=[YR=2021] N5 W7 STR=[YR=2021] W4 S4 E4 N4$ S5 E7$ W21 S28 FOP=[YR=1993] S7 E14 STR=[YR=2021] S4 E7 N4 W7$ E21 N7 W35$ E35 N28$ PTR=E20 FUS=[YR=1993] E29 UUS=[YR=1993] E4 S9 W4 N9$ S9 E4 S14 UUS=[YR=1993] S12 W4 N12 E4$ W4 S12 W29 N35$ W20$.

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	0443	STK FNC 6'	0	0	0	0	72.00	LF	10.00	10.00	100	2005	2005	3	21	151	
2	0855	CONC PAVER	0	0	0	0	4,272.00	SF	10.00	10.00	100	2021	2021	3	98	41,866	
3	0400	CONC CURB	0	0	0	0	265.00	LF	15.00	15.00	100	2021	2021	3	99	3,935	
4	0810	CONCRETE A	0	0	23	14	322.00	SF	6.50	6.50	100	2021	2021	3	98	2,051	
5	0972	ST LGHT UN	0	0	0	0	4.00	UT	1,265.00	1,265.00	100	2021	2021	3	95	4,807	
6	0810	CONCRETE A	0	0	28	17	476.00	SF	6.50	6.50	100	2021	2021	3	98	3,032	
7	0400	CONC CURB	0	0	0	0	41.00	LF	15.00	15.00	100	2021	2021	3	99	609	
8	0402	CONC BUMPE	0	0	0	0	1.00	UT	25.00	25.00	100	2021	2021	3	99	25	
9	0810	CONCRETE A	0	0	8	5	40.00	SF	6.50	6.50	100	2021	2021	3	98	255	
10	1242	WD DECK A	0	0	0	0	188.00	SF	10.00	10.00	100	2021	2021	3	86	1,617	

TOTAL OB/XF 58,348

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	0003	R-2	100.00	150.00	100.00	FF		1.00	1.00	1.15	5,500.00	6,325.00	632,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 632,500 Market: 0 Agricultural: 0 Common: 632,500 PRINTED 07/09/2026 BY SYS

BLOCK 32 LOTS 1 2 & 16
IN OR 209 PG 287
CITY OF FDNA BEACH

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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NEIGHBORHOOD/LOC	1005.00		

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TOTAL JUST VALUE		921,323
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		828,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20033652	H/AC	4,000	08/11/2003
20033653	H/AC	3,000	08/11/2003
20021736	XFOB	2,000	10/08/2002
97-10608	REMODEL	3,000	07/16/1997
BP3972	N/A	2,500	11/06/1986

SALES DATA

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

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
11	0810	CONCRETE A	0	0	10	7	70.00	SF	6.50	6.50	100	2021	2021	3	98	446	
12	0810	CONCRETE A	0	0	36	5	180.00	SF	6.50	6.50	100	2021	2021	3	98	1,147	
13	0819	CONC 12"	0	0	0	0	50.00	SF	9.50	9.50	100	2021	2021	3	98	466	
14	0646	LWN SPRK H	0	0	0	0	17.00	UT	2.00	2.00	100	2021	2021	3	100	34	

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 2,093

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 632,500 Market: 0 Agricultural: 0 Common: 632,500 PRINTED 07/09/2026 BY SYS