

FIRST MISSIONARY BAPTIST CHURCH
20 S 9TH ST
FERNANDINA BEACH, FL 32034

00-00-31-1800-0050-0021

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		2							
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY									
Exterior Wall		07		ASB SHNGLE 70		0900		01		1,023		93.8790		130.49		133,491		1924		1985		0		0		24.35		75.65		VALUATION BY					STANDARD				
Exterior Wall		10		ABOVE AVG 30		1		SNGL FAM		0%		0				Heated Area: 970														Tax Group: 2					Tax Dist:				
Roof Structur		03		GABLE/HIP 100																										BUILDING MARKET VALUE					100,986				
Roof Cover		03		COMP SHNGL 100																										TOTAL MARKET OB/XF VALUE					4,480				
Interior Wall		02		WALL BD/WD 100																										TOTAL LAND VALUE - MARKET					225,000				
Interior Floo		12		HARDWOOD 100																										TOTAL MARKET VALUE					330,466				
Air Condition		03		CENTRAL 100																										SOH/AGL Deduction					90,532				
Heating Type		04		AIR DUCTED 100																										ASSESSED VALUE					239,934				
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					0				
Bathrooms				1 100																										BASE TAXABLE VALUE					239,934				
Frame		02		WOOD FRAME 100																										TOTAL JUST VALUE					330,466				
Stories		1.		1. 100																										NCON VALUE					0				
Units		02		DIST FB 100																										INCOME VALUE									
BUD8 Adjustme		00		NONE 100																										PREVIOUS YEAR MKT VALUE					326,726				
Occupancy																																							
Quality		02		Quality Level 02																																			
DOR CODE		0100		SINGLE FAMILY																																			
MAP NUM				MKT AREA																																			
NEIGHBORHOOD/LOC				1005.00																																			
AREA TYPE		TOTAL GROSS AREA		PCT OF BASE		YEAR		TOT ADJ AREA		SUBAREA MARKET VALUE																													
BAS		970		100		1993		970		95,754																													
FOP		176		30		1993		53		5,232																													
TOTALS		1,146						1,023		100,986																													
EXTRA FEATURES																																							
10 S 9TH ST, FERNANDINA BEACH																																							
BLD DATE		03/03/2023		NW		LGL DATE		04/15/2025		MLU																													
XF DATE						LAND DATE																																	
INC DATE						AG DATE																																	
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		0510		GARAGE WD-		0 0		20 20		400.00		SF		35.00		35.00		100		2005		2005		3		32		4,480											