



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
Roof Structur	04	WOOD TRUSS 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	04	PLYWOOD 100			
Interior Floo	07	CORK/VTILE 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		8 100			
Frame	03	MASONRY 100			
Story Height		10 100			
RMS		7 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	02	DIST FB 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	5,156	100	1993	5,156	579,365
FOP	120	30	1993	36	4,046
TOTALS	5,276			5,192	583,411

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7101	04	5,192	87.2100	144.99	752,788	1979	1980	0	0	22.50	77.50
1 CHURCH 0% - 0 Heated Area: 5156 HX Base Yr											
32 S 9TH ST, FERNANDINA BEACH											
BLD DATE	09/29/2021	KK	LGL DATE	04/15/2025	MLU						
XF DATE	09/29/2021	KK	LAND DATE								
INC DATE			AG DATE								

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 2						Tax Dist:					
BUILDING MARKET VALUE						583,411					
TOTAL MARKET OB/XF VALUE						1,045					
TOTAL LAND VALUE - MARKET						450,000					
TOTAL MARKET VALUE						1,034,456					
SOH/AGL Deduction						281,558					
ASSESSED VALUE						752,898					
TOTAL EXEMPTION VALUE						02	752,898				
BASE TAXABLE VALUE						0					
TOTAL JUST VALUE						1,034,456					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						1,002,922					

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0810	CONCRETE A	0	0	14	6	84.00	SF	6.50	6.50	100
2	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100
3	0810	CONCRETE A	0	0	7	4	28.00	SF	6.50	6.50	100
4	0810	CONCRETE A	0	0	6	7	42.00	SF	6.50	6.50	100
5	0810	CONCRETE A	0	0	0	0	82.00	SF	6.50	6.50	100
6	0446	BOX FNC 6'	0	0	0	0	120.00	LF	20.00	20.00	100
TOTAL OB/XF 1,045											

LAND DESCRIPTION										TOTAL OB/XF										1,045									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	C-3	100.00	100.00	10,000.00	SF		1.00	1.00	1.00	45.00	45.00	450,000												
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