BLK 210 LOT 4 & S1/2 LOT 3
IN OR 164/618 & PT ABND R/W
IN OR 150/517

FIRST BAPTIST CHURCH OF FERNANDINA FLORIDA INC
1600 S 8TH ST
FERNANDINA BEACH, FL 32034

2026

00-00-31-1800-0210-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

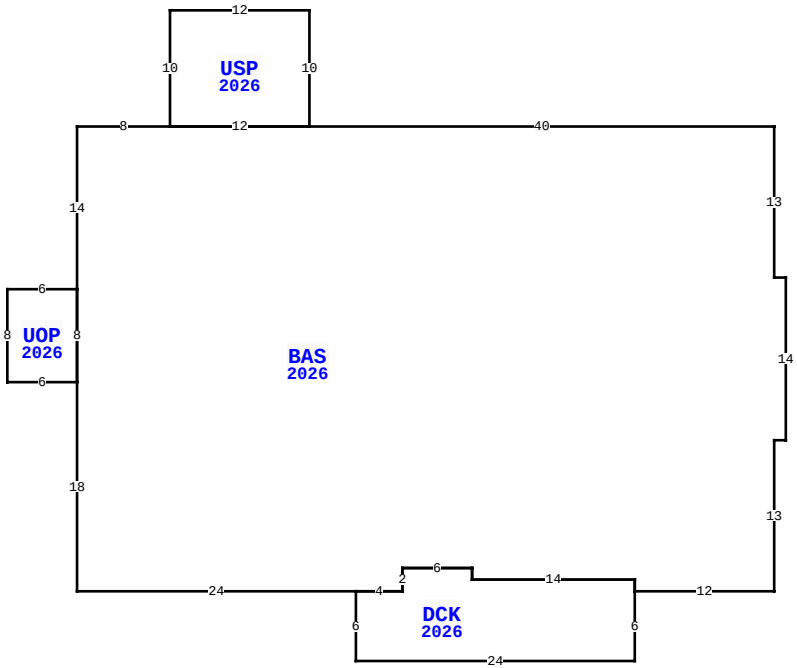
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 02
NEIGHBORHOOD/LOC	2001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,388	100	2026	2,388	100,411
DCK	170	15	2026	26	1,093
UOP	48	25	2026	12	504
USP	120	50	2026	60	2,523
TOTALS	2,726			2,486	104,531

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,486	116.8000	105.12	261,328	1999	1999	0	0	0	60.00	40.00

1 M/H 94+ 0% - 2026 Heated Area: 2388 HX Base Yr



1111 OLIVE ST, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 8	Tax Dist:	
BUILDING MARKET VALUE		104,531
TOTAL MARKET OB/XF VALUE		755
TOTAL LAND VALUE - MARKET		258,569
TOTAL MARKET VALUE		363,855
SOH/AGL Deduction		0
ASSESSED VALUE		363,855
TOTAL EXEMPTION VALUE	02	363,855
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		363,855
NCON VALUE		104,531
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		273,339

ALSO SEE ADJCNT PRCL: 00-00-31-1800-0209-0070

TW/MH VIN: A6630460L(A/B) _ TITLE: 81581704 & 8158

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2825/485	10/07/2025	WD	Q	I	05	1,176,000

GRANTOR: UNITED PENTECOSTAL CH

GRANTEE: FIRST BAPTIST CHURC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,12] E8 E12 E40 S13 E1 S14 W1 S13 W12 N1 W14 N1 W6 S2 W4 W24 N18 N8 N14 $
UOP=[YR=2026;ORIG=10,26] W6 S8 E6 N8 $
USP=[YR=2026;ORIG=18,2] E12 S10 W12 N10 $
DCK=[YR=2026;ORIG=58,52] S6 W24 N6 E4 N2 E6 S1 E14 S1 $
.

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
7	0810	CONCRETE A	0	0	35	4	140.00	SF	6.50	6.50	100	2005	2005	3	83	755	

LAND DESCRIPTION

TOTAL OB/XF 755

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	0006	CI	0.00	0.00	46,173.00	SF		1.00	1.00	0.70	8.00	5.60	258,569							

REVIEW DATE 01/05/2026 BY KWX Total Acres: 1.06 Total Land Value: 258,569 Market: 0 Agricultural: 0 Common: 258,569 PRINTED 07/09/2026 BY SYS