

IN OR 1754/637
PARCEL 3-24 SEC 1-2N-27 &
PARCEL 1-8 SEC 12-2N-27

THE JOURNEY CHURCH AT NASSAU COUNTY INC
95707 AMELIA CONCOURSE
FERNANDINA BEACH, FL 32034

2026

01-2N-27-0000-0003-0240



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 3										
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND								
Exterior Wall	25	MOD METAL 100								7101	04	30,602	110.8912	184.36	5,641,785	2013	2013	0	0	0	6.00	94.00								
Roof Structur	10	STEEL FRME 100								1 CHURCH 0% - 0										Heated Area: 30592 HX Base Yr										
Roof Cover	12	MODULAR MT 100																												
Interior Wall	05	DRYWALL 100																												
Interior Floo	08	SHT VINYL 70																												
Interior Floo	14	CARPET 30																												
Ceiling	01	FIN.SUSPD 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Fixtures	50	100																												
Frame	05	STEEL 100																												
Story Height		17 100																												
RMS		52 100																												
Stories	1.	1. 100																												
Units		0 100																												
Occupancy	00	NONE 100																												
Quality		04 Quality Level 04																												
DOR CODE		7100 CHURCHES																												
MAP NUM																														
NEIGHBORHOOD/LOC		4044.00																												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	30,592	100	2013	30,592	3,301,545																									
STP	25	10	2013	2	347																									
ULP	50	15	2013	8	1,387																									
TOTALS		30,667		30,602		3,303,278																								
EXTRA FEATURES										95707 AMELIA CONCOURSE, FERNANDINA BEACH																				
L N	OB/UF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/UF MKT VALUE	NOTES													
1	0812	CONCRETE C	0	0	0	0	8,010.00	SF	4.00	4.00	100	2013	2013	3	92	29,477														
2	0812	CONCRETE C	0	0	0	0	2,812.00	SF	4.00	4.00	100	2013	2013	3	92	10,348														
3	1075	TRELLIS G	0	0	45	20	900.00	SF	35.00	35.00	100	2013	2013	3	64	20,160														
4	0400	CONC CURB	0	0	0	0	5,670.00	LF	15.00	15.00	100	2013	2013	3	94	79,947														
5	0972	ST LGHT UN	0	0	0	0	17.00	UT	2,530.00	2,530.00	100	2013	2013	3	81	34,838														
6	0975	ST LT/ARM	0	0	0	0	9.00	UT	500.00	500.00	100	2013	2013	3	81	3,645														
7	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2013	2013	3	94	165														
8	0803	ASPHALT C	0	0	0	0	142,019.00	SF	2.00	2.00	100	2013	2013	3	68	193,146														
11	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2013	2013	3	50	200														
12	0966	FIRE SPRNK	0	0	0	0	30,592.00	SF	3.00	3.00	100	2013	2013	3	92	84,434														
LAND DESCRIPTION										TOTAL OB/UF										456,360										
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	0003	RG-1	0.00	0.00	11.35	AC		1.00	1.00	1.00	100,000.00	100,000.00	1,135,000													
2	009605	C	WETLANDS	0	0003	RG-1	0.00	0.00	26.70	AC		1.00	1.00	1.00	1,000.00	1,000.00	26,700													
3	009602	C	RETENTION PO	0	0003	RG-1			2.33	AC		1.00	1.00	1.00	100.00	100.00	233													
REVIEW DATE 02/15/2024 BY KBA Total Acres: 40.38 Total Land Value: 1,161,933 Market: 0 Agricultural: 0 Common: 1,161,933 PRINTED 07/09/2026 BY SYS																														

VALUATION SUMMARY		STANDARD	
TAX GROUP: 4		TAX DIST:	
BUILDING MARKET VALUE		7,547,851	
TOTAL MARKET OB/XF VALUE		560,915	
TOTAL LAND VALUE - MARKET		1,161,933	
TOTAL MARKET VALUE		9,270,699	
SOH/AGL Deduction		2,997,900	
ASSESSED VALUE		6,272,799	
TOTAL EXEMPTION VALUE		02	6,272,799
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		9,270,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		8,317,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008850	XFOB - WALKWY CAN	39,702	10/06/2017
17006449	XFOB - BBALL COUR	173,635	07/19/2017
17001249	XFOB - STORAGE BL	68,730	03/01/2017
B1530427	CO ISSUED	0	11/02/2015
B1530427	NEW CONSTR	1,659,466	05/01/2015
E1529237	NEW CONSTR	165,293	05/01/2015

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1754/0637	4/29/2011	WD	U	V	38	625,000	
GRANTOR: AMELIA RESERVE LTD							
GRANTEE: THE JOURNEY CHURCH							
1404/0976	4/17/2006	WD	Q	V		3,500,000	
GRANTOR: CONCOURSE DEVELOPMENT							
GRANTEE: AMELIA POINTE LTD							

BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2013] W100 N7 W23 N40 W117 S40 W2 S48 STP=[YR=2013] W5 S5 ULP=[YR=2013] S10 E5 N10 W5\$ E5 N5\$ S48 E17 S40 E102 N40 E23 N7 E100 N82\$.	

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FERNANDINA BEACH, FL 32034

2026

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 80
Interior Floo	11	CLAY TILE 20
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	09	ENG F AIR 100
Fixtures	19	100
Frame	05	STEEL 100
Story Height		20 100
RMS		9 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	7100	CHURCHES

MAP NUM		MKT AREA	04
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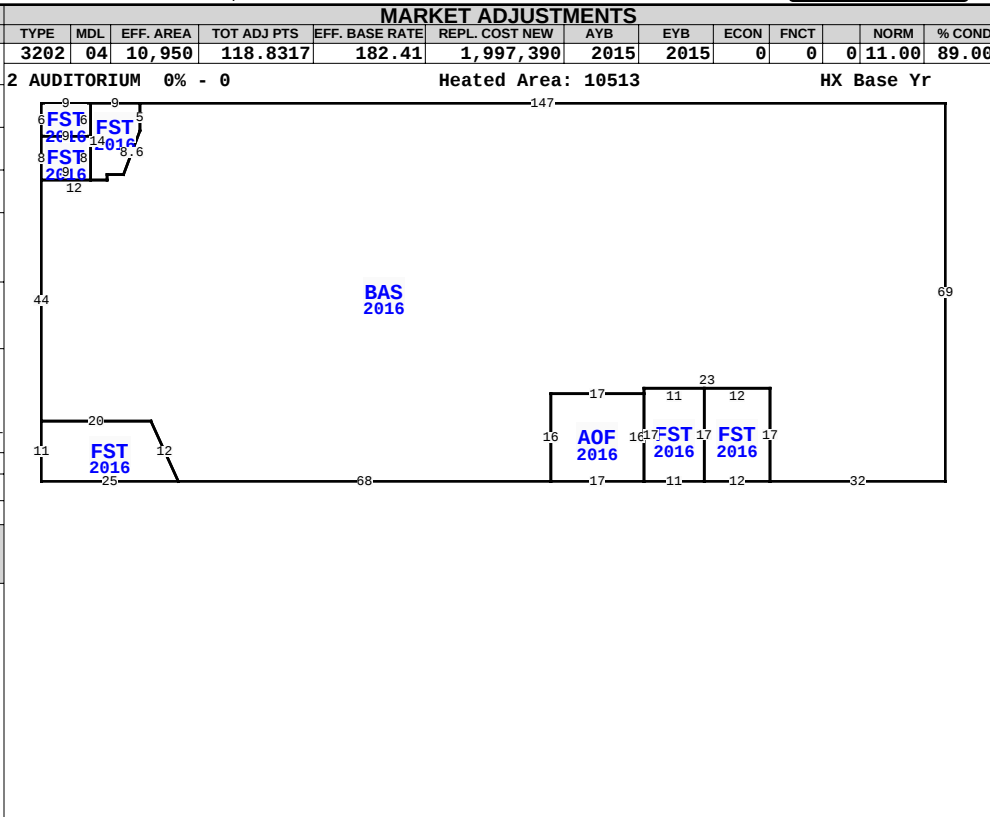
NEIGHBORHOOD/LOC	4044.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	272	100	2016	272	44,158
BAS	10,241	100	2016	10,241	1,662,574
FST	54	50	2016	27	4,383
FST	72	50	2016	36	5,845
FST	108	50	2016	54	8,767
FST	187	50	2016	94	15,261
FST	204	50	2016	102	16,559
FST	248	50	2016	124	20,131

TOTALS	11,386			10,950	1,777,677
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
13	0812	CONCRETE C	0	0	0	0	4,222.00	SF	4.00	4.00	
14	0400	CONC CURB	0	0	0	0	180.00	LF	15.00	15.00	
15	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	
16	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	
17	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	
18	0966	FIRE SPRNK	0	0	0	0	11,386.00	SF	3.00	3.00	
19	0510	GARAGE WD-	0	0	55	28	1,540.00	SF	35.00	35.00	
20	0097	AWNING CN	0	0	0	0	193.00	SF	65.00	65.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV



95707 AMELIA CONCOURSE, FERNANDINA BEACH	BLD DATE 06/12/2018	KK	LGL DATE 03/31/2026	MLU
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TOTAL OB/XF											
104,555											

NASSAU COUNTY PROPERTY			
PAGE 2 of 3			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		7,547,851	
TOTAL MARKET OB/XF VALUE		560,915	
TOTAL LAND VALUE - MARKET		1,161,933	
TOTAL MARKET VALUE		9,270,699	
SOH/AGL Deduction		2,997,900	
ASSESSED VALUE		6,272,799	
TOTAL EXEMPTION VALUE		02	6,272,799
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		9,270,699	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		8,317,857	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428615	JOURNEY CHURCH	0	04/01/2014
M1317966	JOURNEY CHURCH	0	02/01/2013
M17490	H/AC	0	08/01/2012
E25172	NEW CONSTR	0	06/01/2012
B26143	NEW CONSTR	5,349,907	06/01/2012

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1754/0637	4/29/2011	WD	U	V	38
GRANTOR: AMELIA RESERVE LTD					
GRANTEE: THE JOURNEY CHURCH					
1404/0976	4/17/2006	WD	Q	V	
GRANTOR: CONCOURSE DEVELOPMENT					
GRANTEE: AMELIA POINTE LTD					

BUILDING NOTES											
BAS=[YR=2016] W147 FST=[YR=2016] W9 FST=[YR=2016] W9 S6											
FST=[YR=2016] S8 E9 N8 W9 \$ E9 N6 \$ S14 E3 N1 E3 U8 R3 N5											
\$ S5 D8 L3 W3 S1 W12 S44 FST=[YR=2016] S11 E25 U11 L5											
W20 \$ E20 D11 R5 E68 AOF=[YR=2016] E17 FST=[YR=2016] E11											
FST=[YR=2016] E12 N17 W12 S17 \$ N17 W11 S17 \$ N16 W17 S16 \$											
N16 E17 N1 E23 S17 E32 N69\$.											

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