PARCELS 9-3 & 9-5
IN OR 789/899

FERNANDINA BEACH FLORIDA CONG OF JEHOVAHS WITNESSE
C/O CURTIS SERGENT, 96108 SPECKLED TROUT TR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

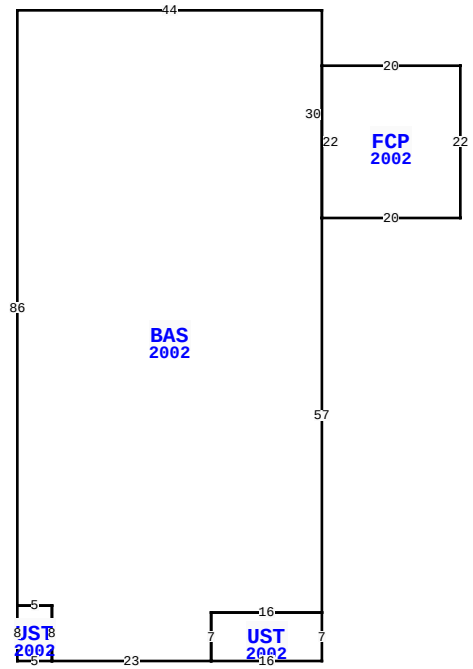
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	19	COMMON BRK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		16 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,984	100	2002	3,984	654,162
FCP	440	30	2002	132	21,674
UST	40	40	2002	16	2,628
UST	112	40	2002	45	7,389
TOTALS	4,576			4,177	685,852

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	4,177	115.9229	192.72	804,991	2002	2002	0	0	0	14.80	85.20

1 CHURCH 0% - 0 Heated Area: 3984 HX Base Yr



942471 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	08/10/2020	KK	LGL DATE	
XF DATE	08/10/2020	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		694,216
TOTAL MARKET OB/XF VALUE		82,283
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,076,499
SOH/AGL Deduction		304,436
ASSESSED VALUE		772,063
TOTAL EXEMPTION VALUE	02	772,063
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,076,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,042,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1327136	CO ISSUED	0	05/24/2013
E1326185	TEMP POLE	0	05/01/2013
P1316539	REMODEL	0	05/01/2013
B0209293	XFOB	10,164	02/01/2002
B0209222	NEW CONSTR	350,000	01/01/2002
B0109113	FOUNDATION	5,000	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0789/0899	4/04/1997	WD	Q	V		60,000
GRANTOR: RAYLAND CO						
GRANTEE: JEHOVAH'S WITNESSES						
0555/0869	10/27/1988	CT	U	V	14	403,500
GRANTOR: CLERK OF COURT						
GRANTEE: RAYLAND COMPANY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W44 S86 UST=[YR=2002] S8 E5 N8 W5$ E5 S8 E23
UST=[YR=2002] E16 N7 W16 S7$ N7 E16 N57 FCP=[YR=2002] E20
N22 W20 S22$ N30$.

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	0812	CONCRETE C	0	0	0	0	21,871.00	SF	4.00	4.00	100	2002	2002	3	79	69,112	
2	1128	BRICK 12"	0	0	0	0	40.00	SF	14.00	14.00	100	2002	2002	3	94	526	
3	0424	CL FNC 6'	0	0	0	0	730.00	LF	20.00	20.00	100	2002	2002	3	52	7,592	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2002	2002	3	52	312	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2002	2002	3	52	2,631	
6	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2002	2002	3	52	520	
7	4950	BOLLARD	0	0	0	0	6.00	UT	100.00	100.00	100	2003	2003	3	100	600	
8	0978	SECURTY LT	0	0	0	0	4.00	UT	450.00	450.00	100	2003	2003	3	55	990	

LAND DESCRIPTION

TOTAL OB/XF 82,283

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	PUD	0.00	0.00	3.00	AC		1.00	1.00	1.00	100,000.00	100,000.00	300,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS

PARCELS 9-3 & 9-5
IN OR 789/899

FERNANDINA BEACH FLORIDA CONG OF JEHOVAHS WITNESSE
C/O CURTIS SERGENT, 96108 SPECKLED TROUT TR
FERNANDINA BEACH, FL 32034

2026

27-2N-28-0000-0009-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

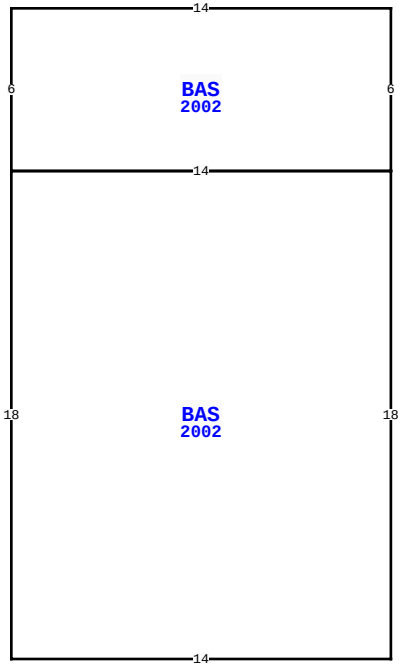
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	19	COMMON BRK 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		1 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		1 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	84	100	2002	84	2,091
BAS	252	100	2002	252	6,273
TOTALS	336			336	8,364

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4803	04	336	73.8045	35.06	11,780	2002	2002	0	0	0	29.00	71.00

2 STOR WAREH 0% - 0 Heated Area: 336 HX Base Yr



942471 OLD NASSAUVILLE RD, FERNANDINA BEACH

BLD DATE	08/10/2020	KK	LGL DATE	
XF DATE	08/10/2020	KK	LAND DATE	05/09/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		694,216
TOTAL MARKET OB/XF VALUE		82,283
TOTAL LAND VALUE - MARKET		300,000
TOTAL MARKET VALUE		1,076,499
SOH/AGL Deduction		304,436
ASSESSED VALUE		772,063
TOTAL EXEMPTION VALUE	02	772,063
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,076,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,042,484

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0789/0899	4/04/1997	WD	Q	V		60,000
GRANTOR: RAYLAND CO						
GRANTEE: JEHOVAH'S WITNESSES						
0555/0869	10/27/1988	CT	U	V	14	403,500
GRANTOR: CLERK OF COURT						
GRANTEE: RAYLAND COMPANY INC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W14 S6 BAS=[YR=2002] S18 E14 N18 W14$ E14 N6$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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: 3.00 Total Land Value: 300,000 Market: 0 Agricultural: 0 Common: 300,000 PRINTED 07/09/2026 BY SYS