LOT 2
IN OR 1890/822
LENWORTH S MORRISON S/D

ONEAL MEMORIAL BAPTIST CHURCH INC
474257 SR 200 E
FERNANDINA BEACH, FL 32034

2026

39-2N-28-5020-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

A1A/200, FERNANDINA BEACH

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		65,340
TOTAL MARKET VALUE		65,340
SOH/AGL Deduction		23,247
ASSESSED VALUE		42,093
TOTAL EXEMPTION VALUE	02	42,093
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		65,340
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,806

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1890/0822	11/21/2013	WD	U	V	17	100
GRANTOR: JOHNSON MATTIE						
GRANTEE: ONEAL MEMORIAL BAPT						
0258/0048	12/26/1957	WD	U	V	09	100
GRANTOR: MORRISON LENWORTH S &						
GRANTEE: MORGAN MAJOR & JUDY						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		CN	0.00	0.00	4,356.00	SF		1.00	1.00	1.00	15.00	15.00	65,340							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 0.10 Total Land Value: 65,340 Market: 0 Agricultural: 0 Common: 65,340 PRINTED 07/09/2026 BY SYS