LOT A (EX R/W IN OR 382/558)
LENWORTH S MORRISON S/D
DBK 258/27-51

CHURCH O NEIL BAPTIST
C/O ELEANOR M SIMMONS, PO BOX 70
FERNANDINA BEACH, FL 32035-0070

**2026**

**39-2N-28-5020-000A-0000**

# NASSAU COUNTY PROPERTY



## 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 | 03 | CONC FINSH 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Fixtures | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 1 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

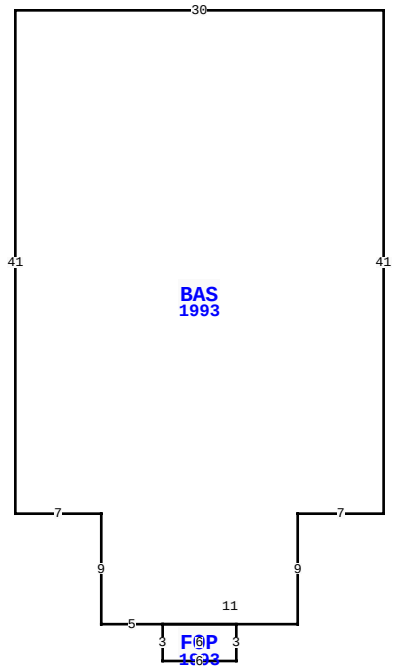
| | | | |
|---|---|---|---|
| DOR CODE | 7100 | CHURCHES | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,374 | 100 | 1993 | 1,374 | 106,153 |
| FOP | 18 | 30 | 1993 | 5 | 387 |
| TOTALS | 1,392 | | | 1,379 | 106,540 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 1,379 | 74.6550 | 124.11 | 171,148 | 1948 | 1948 | 0 | 0 | 0 | 37.75 | 62.25 |

1 CHURCH 0% - 0 Heated Area: 1374 HX Base Yr




474257 SR 200, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 DC |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 358,482 |
| TOTAL MARKET OB/XF VALUE | | 3,213 |
| TOTAL LAND VALUE - MARKET | | 135,000 |
| TOTAL MARKET VALUE | | 496,695 |
| SOH/AGL Deduction | | 117,510 |
| ASSESSED VALUE | | 379,185 |
| TOTAL EXEMPTION VALUE | 02 | 379,185 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 496,695 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 477,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| P15777 | OTHER | 0 | 03/01/2012 |
| 6636 | NEW CONSTR | 7,500 | 05/01/1990 |
| 6344 | ADDITION | 60,350 | 03/13/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W30 S41 E7 S9 E5 FOP=[YR=1993] S3 E6 N3 W6 $ E11 N9 E7 N41 $ .

## 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 | 1123 | CB 8" | 0 | 0 | 0 | 0 | 64.00 | SF | 6.15 | 6.15 | 100 | 1960 | 1960 | 3 | 20 | 79 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 20 | 12 | 240.00 | SF | 30.00 | 30.00 | 100 | 2000 | 2000 | 3 | 20 | 1,440 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 15 | 15 | 225.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 75 | 1,097 | |
| 4 | 0421 | CL FNC 3' | 0 | 0 | 0 | 0 | 137.00 | LF | 4.00 | 4.00 | 100 | 2000 | 2000 | 3 | 45 | 247 | |
| 5 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2000 | 2000 | 3 | 45 | 135 | |
| 6 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 44.00 | SF | 6.50 | 6.50 | 100 | 2000 | 2000 | 3 | 75 | 215 | |

TOTAL OB/XF 3,213

## LAND DESCRIPTION

| 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 | 0004 | RSF-1 | 90.00 | 185.00 | 90.00 | FF | | 1.00 | 1.00 | 1.25 | 1,200.00 | 1,500.00 | 135,000 | | | | | | | |

REVIEW DATE 02/04/2022 BY KK Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS

LOT A (EX R/W IN OR 382/558)
LENWORTH S MORRISON S/D
DBK 258/27-51

**CHURCH O NEIL BAPTIST**
C/O ELEANOR M SIMMONS, PO BOX 70
FERNANDINA BEACH, FL 32035-0070

**2026**

**39-2N-28-5020-000A-0000**

## 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 | 05 | DRYWALL 100 |
| Interior Floo | 05 | ASPH TILE 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 3 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 0 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

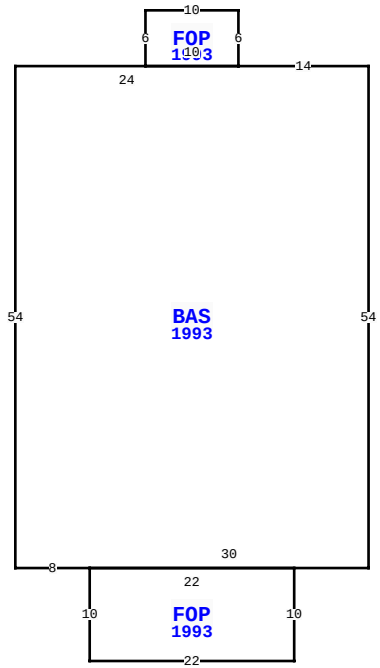
| | | | |
|---|---|---|---|
| DOR CODE | 7100 | CHURCHES | |
| MAP NUM | | MKT AREA | 04 |
| NEIGHBORHOOD/LOC | 4002.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,052 | 100 | 1993 | 2,052 | 242,034 |
| FOP | 60 | 30 | 1993 | 18 | 2,123 |
| FOP | 220 | 30 | 1993 | 66 | 7,785 |
| TOTALS | 2,332 | | | 2,136 | 251,942 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 2,136 | 85.9950 | 142.97 | 305,384 | 1990 | 1990 | 0 | 0 | 0 | 17.50 | 82.50 |

2 CHURCH 0% - 0 Heated Area: 2052 HX Base Yr




474257 SR 200, FERNANDINA BEACH

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 04/16/2026 DC |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | | |
|---|---|---|
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| Tax Group: 4 | Tax Dist: | |
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| ASSESSED VALUE | | 379,185 |
| TOTAL EXEMPTION VALUE | 02 | 379,185 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 496,695 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 477,032 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W14 FOP=[YR=1993] N6 W10 S6 E10 $ W24 S54 E8
FOP=[YR=1993] S10 E22 N10 W22 $ E30 N54 $ .

## 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 02/04/2022 BY KK Total Acres: 0.00 Total Land Value: 135,000 Market: 0 Agricultural: 0 Common: 135,000 PRINTED 07/09/2026 BY SYS