

PT OF LOTS 22 23 & 24
IN OR 488/1253 & OR 538/1019
DAVIS ACRES PB 5/58

CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS CORP
TAX ADMIN 22ND FLR RE 531-1403, 50 E NORTH TEMPLE ST
SALT LAKE CITY, UT 84150-0001

2023

37-4N-24-2300-0023-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																			
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																								
Exterior Wall	20	FACE BRICK 80	7101	04	7,172	100.4700	169.04	1,212,355	1988	1988	0	0	22.91	77.09	VALUATION SUMMARY																								
Exterior Wall	05	AVERAGE 20	1 CHURCH - 0% - 0												Heated Area: 7172 HX Base Yr																								
Roof Structure	04	WOOD TRUSS 100														VALUATION BY												STANDARD											
Roof Cover	03	COMP SHNGL 100														Tax Group: 4												Tax Dist:											
Interior Wall	05	DRYWALL 80														BUILDING MARKET VALUE												934,604											
Interior Wall	08	DECORATIVE 20														TOTAL MARKET OB/XF VALUE												101,615											
Interior Floor	14	CARPET 90														TOTAL LAND VALUE - MARKET												116,000											
Interior Floor	11	CLAY TILE 10														TOTAL MARKET VALUE												1,152,219											
Ceiling	02	F.NOT SUS 100														SOH/AGL Deduction												502,874											
Air Condition	03	CENTRAL 100														ASSESSED VALUE												649,345											
Heating Type	04	AIR DUCTED 100														TOTAL EXEMPTION VALUE												02 649,345											
Fixtures	11	100														BASE TAXABLE VALUE												0											
Frame	03	MASONRY 100	TOTAL JUST VALUE												1,152,219																								
Story Height	13	100	NCON VALUE												0																								
RMS	19	100	INCOME VALUE												PREVIOUS YEAR MKT VALUE												846,384												
Stories	1.	1. 100																																					
Units	0	100																																					
BUD8 Adjustme	04	DIST 01 100																																					
Qualifancy	00	ONE 1190 Level 03																																					
DOR CODE	7100	CHURCHES																																					
MAP NUM		MKT AREA	09																																				
NEIGHBORHOOD/LOC	9001	00																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
BAS	3,198	100	3,198	416,741																																			
BAS	3,974	100	3,974	517,864																																			
TOTALS	7,172		7,172	934,604																																			
EXTRA FEATURES					3741 HEAVENLY LN, HILLIARD																																		
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																							
1	0511	GARAGE CB-	0	0	20	10			200.00	SF	16.00			100	1988	1988	3	57	1,824																				
2	0972	ST LGHT UN	0	0	0	0			4.00	UT	2,530.00			2,530.00	100	1988	1988	3	27	2,732																			
3	0803	ASPHALT C	0	0	0	0			19,694.00	SF	2.00			2.00	100	1988	1988	3	50	19,694																			
4	0810	CONCRETE A	0	0	300	6			1,800.00	SF	6.50			6.50	100	1988	1988	3	57	6,669																			
5	0810	CONCRETE A	0	0	0	0			250.00	SF	6.50			6.50	100	1988	1988	3	57	926																			
6	0803	ASPHALT C	0	0	0	0			7,137.00	SF	2.00			2.00	100	1990	1990	3	50	7,137																			
7	1127	BRICK 8"	0	0	8	6			48.00	SF	11.00			11.00	100	1988	1988	3	85	449																			
9	0400	CONC CURB	0	0	0	0			1,818.00	LF	15.00			15.00	100	1988	1988	3	66	17,998																			
11	0463	FENCE GATE	0	0	0	0			1.00	UT	300.00			300.00	100	1990	1990	3	28	84																			
12	0803	ASPHALT C	0	0	0	0			10,015.00	SF	2.00			2.00	100	2010	2010	3	68	13,620																			
LAND DESCRIPTION					TOTAL OB/XF 71,133																																		
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	0006	OR	0.00	0.00	5.80	AC		1.00	1.00	1.00	20,000.00	20,000.00	116,000																						
REVIEW DATE 04/27/2022 BY KK Total Acres: 5.80 Total Land Value: 116,000 Market: 0 Agricultural: 0 Common: 116,000 PRINTED 08/02/2023 BY SYS																																							

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