LOTS 6 7 10 11
PIERCES SUB PB 3/66

CHURCH COMMUNITY BAPTIST BOARD OF TRUSTEES/
PO BOX 519
YULEE, FL 32041-0519

2023

42-2N-27-4420-0006-0000

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	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

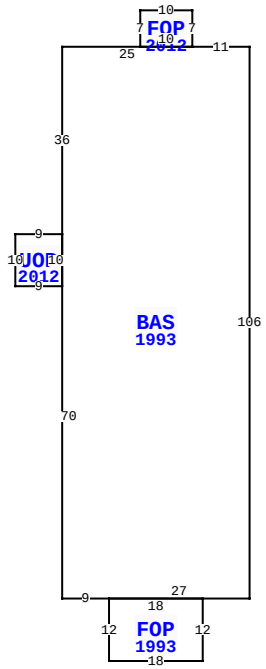
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,816	100	3,816	379,184
FOP	216	30	65	6,459
FOP	70	30	21	2,087
UOP	90	20	18	1,789
TOTALS	4,192		3,920	389,518

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,920	85.2840	143.49	562,481	1965	1965	0	0	0	30.75	69.25

1 CHURCH – 0% - 0 Heated Area: 3816 HX Base Yr



85326 WINONA BAYVIEW RD, YULEE

BLD DATE	01/26/2018	KK	LGL DATE	
XF DATE	01/26/2018	KK	LAND DATE	01/26/2018 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		706,062
TOTAL MARKET OB/XF VALUE		8,689
TOTAL LAND VALUE - MARKET		140,000
TOTAL MARKET VALUE		854,751
SOH/AGL Deduction		423,346
ASSESSED VALUE		431,405
TOTAL EXEMPTION VALUE	02	431,405
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		854,751
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E07430	CHNGE SRVC	2,000	11/01/2000
B0007281	NEW CONSTR	148,800	07/01/2000

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W11 FOP=[YR=2012] N7 W10 S7 E10$ W25 S36 UOP=[YR=2012] W9 S10 E9 N10$ S70 E9 FOP=[YR=1993] S12 E18 N12 W18$ E27 N106$.

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	0811	CONCRETE B	0	0	0	0	805.00	SF	5.20	5.20	100	1990	1990	3	62	2,595	
3	0940	SHEDS/PORT	0	0	10	6	60.00	SF	30.00	30.00	100	1990	1990	3	20	360	
4	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	1990	1990	3	20	480	
5	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	1990	1990	3	29	1,467	
6	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	1990	1990	3	62	1,290	
7	1242	WD DECK A	0	0	12	6	72.00	SF	10.00	10.00	100	2005	2005	3	27	194	
8	0446	BOX FNC 6'	0	0	0	0	14.00	LF	20.00	20.00	100	2001	2001	3	20	56	
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	2001	2001	3	58	174	
10	0422	CL FNC 4'	0	0	0	0	109.00	LF	15.00	15.00	100	2005	2005	3	69	1,128	
11	0423	CL FNC 5'	0	0	0	0	200.00	LF	6.85	6.85	100	2005	2005	3	69	945	

TOTAL OB/XF 8,689

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	0006	RM	400.00	110.00	4.00	LT		1.00	1.00	0.70	50,000.00	35,000.00	140,000							

REVIEW DATE 01/26/2018 BY KK Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

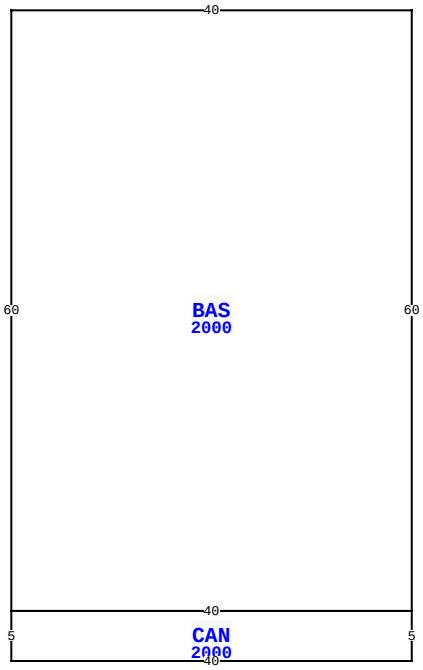
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		2 100
Frame	05	STEEL 100
Story Height		9 100
RMS		2 100
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	4052.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,400	100	2,400	308,823
CAN	200	30	60	7,721
TOTALS	2,600		2,460	316,544

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	2,460	85.9320	144.58	355,667	2000	2000	0	0	0	11.00	89.00

2 CHURCH – 0% - 0 Heated Area: 2400 HX Base Yr



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,534

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=2000] W40 S60 CAN=[YR=2000] S5 E40 N5 W40$ E40 N60$.

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 01/26/2018 BY KK Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/02/2023 BY SYS