PT OF LOT 7
IN DB 266 PG 228
YULEE FARMS SUB 1 PB 2/37

HEDGES BAPTIST CHURCH
85050 SUTTON PL
YULEE, FL 32097

2023

42-2N-27-4500-0007-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

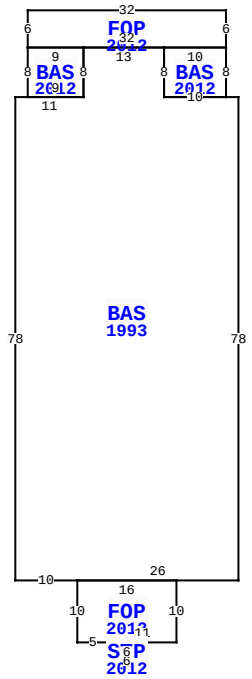
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 50
Exterior Wall	21	STONE 50
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		4 100
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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,912	100	2,912	339,558
BAS	72	100	72	8,396
BAS	80	100	80	9,328
FOP	160	30	48	5,597
FOP	192	30	58	6,763
STP	18	10	2	233
TOTALS	3,434		3,172	369,876

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,172	101.9200	171.48	543,935	1958	1958	0	0	0	32.00	68.00

1 CHURCH – 0% - 0 Heated Area: 3064 HX Base Yr



85050 SUTTON PL, YULEE

BLD DATE	06/22/2020	KK	LGL DATE	
XF DATE	06/22/2020	KK	LAND DATE	06/22/2020 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		614,605
TOTAL MARKET OB/XF VALUE		6,188
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		720,793
SOH/AGL Deduction		395,470
ASSESSED VALUE		325,323
TOTAL EXEMPTION VALUE	02	325,323
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		720,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009894	REMODEL - BAPTIST	9,500	12/16/2019
0579	ADDITION	17,500	10/01/1993

SALES DATA

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W2 BAS=[YR=2012] N8 FOP=[YR=2012] N6 W32 S6 BAS=[YR=2012] S8 E9 N8 W9$ E32$ W10 S8 E10$ W10 N8 W13 S8 W11 S78 E10 FOP=[YR=2012] S10 E5 STP=[YR=2012] S3 E6 N3 W6$ E11 N10 W16$ E26 N78$.

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	795.00	SF	5.20	5.20	100	2000	2000	3	80	3,307	
2	0971	ST LGHT OV	0	0	0	0	2.00	UT	1,555.00	1,555.00	100	2000	2000	3	55	1,711	
3	0940	SHEDS/PORT	0	0	10	8	80.00	SF	30.00	30.00	100	2000	2000	3	20	480	
4	0940	SHEDS/PORT	0	0	12	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
5	0810	CONCRETE A	0	0	10	4	40.00	SF	6.50	6.50	100	1983	1983	3	44	114	

LAND DESCRIPTION

TOTAL OB/XF 6,188

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	0005	RM	200.00	185.00	2.00	LT		1.00	1.00	1.00	50,000.00	50,000.00	100,000							

REVIEW DATE 06/22/2020 BY KK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 7
IN DB 266 PG 228
YULEE FARMS SUB 1 PB 2/37

HEDGES BAPTIST CHURCH
85050 SUTTON PL
YULEE, FL 32097

2023

42-2N-27-4500-0007-0040

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 60
Exterior Wall	15	CONC BLOCK 40
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Common Wall		12 100
Story Height		8 100
RMS		5 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	00	QUALITY Level 03
Occupancy	00	OCCUPANCY 100

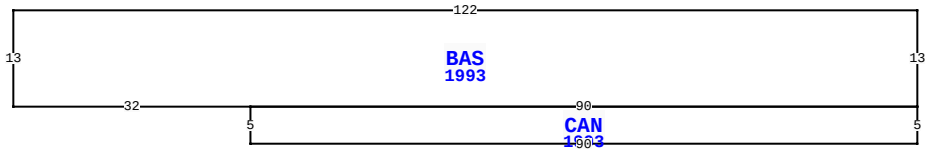
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4048.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,586	100	1,586	140,563
CAN	450	30	135	11,965
TOTALS	2,036		1,721	152,528

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	1,721	78.6240	132.28	227,654	1958	1958	0	0	0	33.00	67.00

2 CHURCH – 0% - 0 Heated Area: 1586 HX Base Yr



85050 SUTTON PL, YULEE

BLD DATE	06/22/2020	KK	LGL DATE	
XF DATE	06/22/2020	KK	LAND DATE	06/22/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		614,605
TOTAL MARKET OB/XF VALUE		6,188
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		720,793
SOH/AGL Deduction		395,470
ASSESSED VALUE		325,323
TOTAL EXEMPTION VALUE	02	325,323
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		720,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,857

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] W122 S13 E32 CAN=[YR=1993] S5 E90 N5 W90$ E90 N13$.

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

REVIEW DATE 06/22/2020 BY KK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS

PT OF LOT 7
IN DB 266 PG 228
YULEE FARMS SUB 1 PB 2/37

HEDGES BAPTIST CHURCH
85050 SUTTON PL
YULEE, FL 32097

2023

42-2N-27-4500-0007-0040

BUILDING CHARACTERISTICS

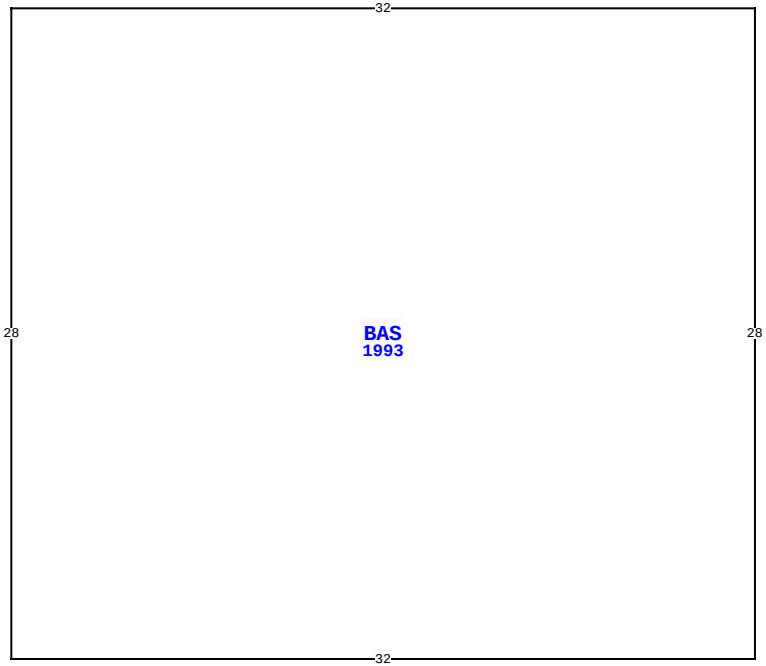
ELEMENT	CD	CONSTRUCTION
Exterior Wall	17	CB STUCCO 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	11	CLAY TILE 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	03	MASONRY 100
Common Wall		27 100
Story Height		8 100
RMS		1 100
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	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	896	100	896	92,201
TOTALS	896		896	92,201

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	896	75.9780	127.83	114,536	1983	1983	0	0	0	19.50	80.50

3 CHURCH – 0% - 0 Heated Area: 896 HX Base Yr



85050 SUTTON PL, YULEE

BLD DATE	06/22/2020	KK	LGL DATE	
XF DATE	06/22/2020	KK	LAND DATE	06/22/2020 KK
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		614,605
TOTAL MARKET OB/XF VALUE		6,188
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		720,793
SOH/AGL Deduction		395,470
ASSESSED VALUE		325,323
TOTAL EXEMPTION VALUE	02	325,323
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		720,793
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,857

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] W32 S28 E32 N28 $.

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 06/22/2020 BY KK Total Acres: 0.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS