PT OF LOT 7
IN OR 414 PG 46
YULEE FARMS SUB 1 PB 2/37

HEDGES BAPTIST CHURCH HOLDING CO
85050 SUTTON PL
YULEE, FL 32097

2023

42-2N-27-4500-0007-0070

BUILDING CHARACTERISTICS

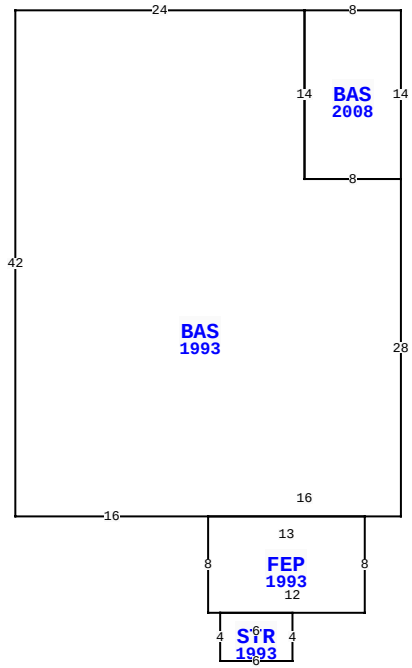
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 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	0100	SINGLE FAMILY
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4048.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1,232	97,371
BAS	112	100	112	8,852
FEP	104	80	83	6,560
STR	24	10	2	158
TOTALS	1,472		1,429	112,940

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	113.3600	102.31	146,201	1940	1960	0	0	0	22.75	77.25

1 SINGLE FAM – 0% - 0 Heated Area: 1344 HX Base Yr



85094 WILSON ST, YULEE

BLD DATE	04/28/2009 KK	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		112,940
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,625
TOTAL MARKET VALUE		143,565
SOH/AGL Deduction		15,071
ASSESSED VALUE		128,494
TOTAL EXEMPTION VALUE	02	128,494
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		143,565
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,782

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6211	REMODEL	7,800	01/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0414/0046	3/01/1984	WD	U	I		100
GRANTOR:						
GRANTEE:						
0115/0570	1/01/1971	TA	Q	I		9,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W8 BAS=[YR=1993] W24 S42 E16 FEP=[YR=1993] S8 E1 STR=[YR=1993] S4 E6 N4 W6$ E12 N8 W13$ E16 N28 W8 N14$ S14 E8 N14$.

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	000100	C	SFR	0		RM	200.00	300.00	200.00	FF		1.00	1.00	0.88	175.00	153.13	30,625							

REVIEW DATE 11/07/2019 BY TWA Total Acres: 0.00 Total Land Value: 30,625 Market: 0 Agricultural: 0 Common: 30,625 PRINTED 08/02/2023 BY SYS