PT JOHN LOWE GRANT
SEC 43-3N-28E IN OR 1263/671

CHESTER CHURCH OF GOD AT YULEE/ADAMS ROBERT TRUSTE
96984 BLACKROCK RD
YULEE, FL 32097

**2023**

**43-3N-28-0000-0015-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

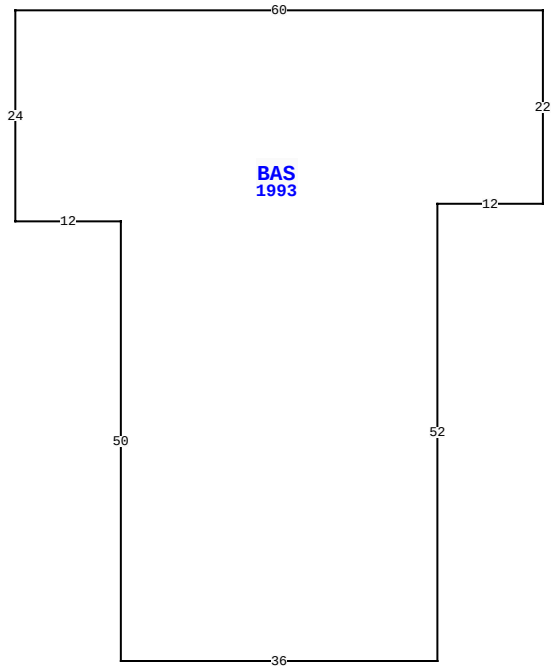
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 19 | COMMON BRK 70 |
| Exterior Wall | 15 | CONC BLOCK 30 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 10 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 9 100 |
| 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 | 4031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,216 | 100 | 3,216 | 356,080 |
| TOTALS | 3,216 | | 3,216 | 356,080 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 3,216 | 91.4004 | 153.78 | 494,556 | 1967 | 1980 | 0 | 0 | 0 | 28.00 | 72.00 |

1 CHURCH – 0% - 0 Heated Area: 3216 HX Base Yr




96984 BLACKROCK RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/01/2021 | KK | LGL DATE | |
| XF DATE | 07/01/2021 | KK | LAND DATE | 06/20/2023 MLU |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 741,055 |
| TOTAL MARKET OB/XF VALUE | | 3,243 |
| TOTAL LAND VALUE - MARKET | | 72,800 |
| TOTAL MARKET VALUE | | 817,098 |
| SOH/AGL Deduction | | 335,176 |
| ASSESSED VALUE | | 481,922 |
| TOTAL EXEMPTION VALUE | 02 | 481,922 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 817,098 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 596,881 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M1906283 | H/AC | 0 | 06/13/2019 |
| R1801358 | REPAIR/RRF | 8,000 | 02/07/2018 |
| 8543 | CHNGE SRVC | 0 | 11/05/1992 |
| 8529 | H/AC | 10,290 | 10/29/1992 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1263/0671 | 9/13/2004 | WD | U | I | 06 | 100 |
| GRANTOR: CHURCH OF GOD | | | | | | |
| GRANTEE: CHESTER CHURCH OF G | | | | | | |
| 0202/0118 | 1/01/1975 | WD | Q | I | | 65,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E12 S50 E36 N52 E12 N22$.

## 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 | 804.00 | SF | 5.20 | 5.20 | 100 | 1967 | 1967 | 3 | 20 | 836 | |
| 2 | 1242 | WD DECK A | 0 | 0 | 0 | 0 | 539.00 | SF | 10.00 | 10.00 | 100 | 1985 | 1985 | 3 | 20 | 1,078 | |
| 3 | 0810 | CONCRETE A | 0 | 0 | 0 | 0 | 155.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 62 | 625 | |
| 4 | 0968 | STAIRS | 0 | 0 | 0 | 0 | 1.00 | SF | 200.00 | 200.00 | 100 | 1967 | 1967 | 3 | 100 | 200 | |
| 5 | 0940 | SHEDS/PORT | 0 | 0 | 12 | 7 | 84.00 | SF | 30.00 | 30.00 | 100 | 1967 | 1967 | 3 | 20 | 504 | |

## LAND DESCRIPTION

TOTAL OB/XF 3,243

| 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 | RS-1 | 0.00 | 0.00 | 0.52 | AC | | 1.00 | 1.00 | 1.75 | 80,000.00 | 140,000.00 | 72,800 | | | | | | | |

REVIEW DATE 07/01/2021 BY KK Total Acres: 0.52 Total Land Value: 72,800 Market: 0 Agricultural: 0 Common: 72,800 PRINTED 08/02/2023 BY SYS

PT JOHN LOWE GRANT
SEC 43-3N-28E IN OR 1263/671

CHESTER CHURCH OF GOD AT YULEE/ADAMS ROBERT TRUSTE
96984 BLACKROCK RD
YULEE, FL 32097

**2023**

**43-3N-28-0000-0015-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

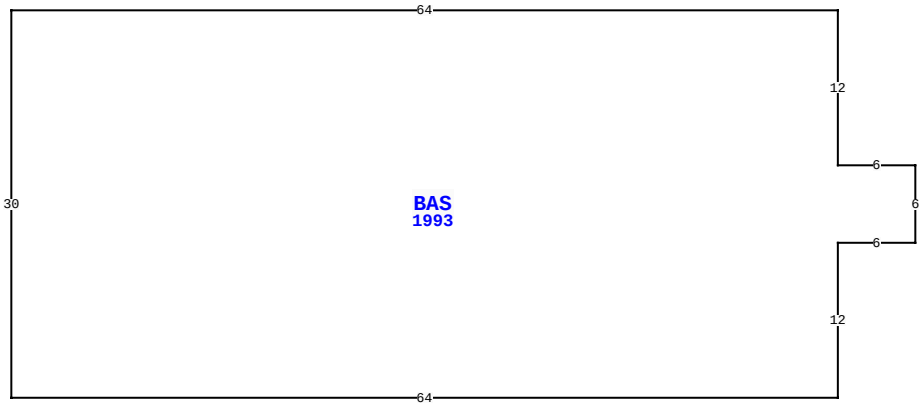
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 70 |
| Exterior Wall | 19 | COMMON BRK 30 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 06 | VINYL ASB 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 4 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| 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 | 4031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 1,956 | 100 | 1,956 | 185,537 |
| TOTALS | 1,956 | | 1,956 | 185,537 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 1,956 | 74.1825 | 124.81 | 244,128 | 1967 | 1980 | 0 | 0 | 0 | 24.00 | 76.00 |

2 CHURCH – 0% - 0 Heated Area: 1956 HX Base Yr




96984 BLACKROCK RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 07/01/2021 | KK | LGL DATE | |
| XF DATE | 07/01/2021 | KK | LAND DATE | 06/20/2023 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY — VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 741,055 |
| TOTAL MARKET OB/XF VALUE | | 3,243 |
| TOTAL LAND VALUE - MARKET | | 72,800 |
| TOTAL MARKET VALUE | | 817,098 |
| SOH/AGL Deduction | | 335,176 |
| ASSESSED VALUE | | 481,922 |
| TOTAL EXEMPTION VALUE | 02 | 481,922 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 817,098 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 596,881 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1263/0671 | 9/13/2004 | WD | U | I | 06 | 100 |
| GRANTOR: CHURCH OF GOD | | | | | | |
| GRANTEE: CHESTER CHURCH OF G | | | | | | |
| 0202/0118 | 1/01/1975 | WD | Q | I | | 65,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W6 N12 W64 S30 E64 N12 E6 N6$ .

## 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 07/01/2021 BY KK Total Acres: 0.52 Total Land Value: 72,800 Market: 0 Agricultural: 0 Common: 72,800 PRINTED 08/02/2023 BY SYS

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96984 BLACKROCK RD
YULEE, FL 32097

**2023**

**43-3N-28-0000-0015-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

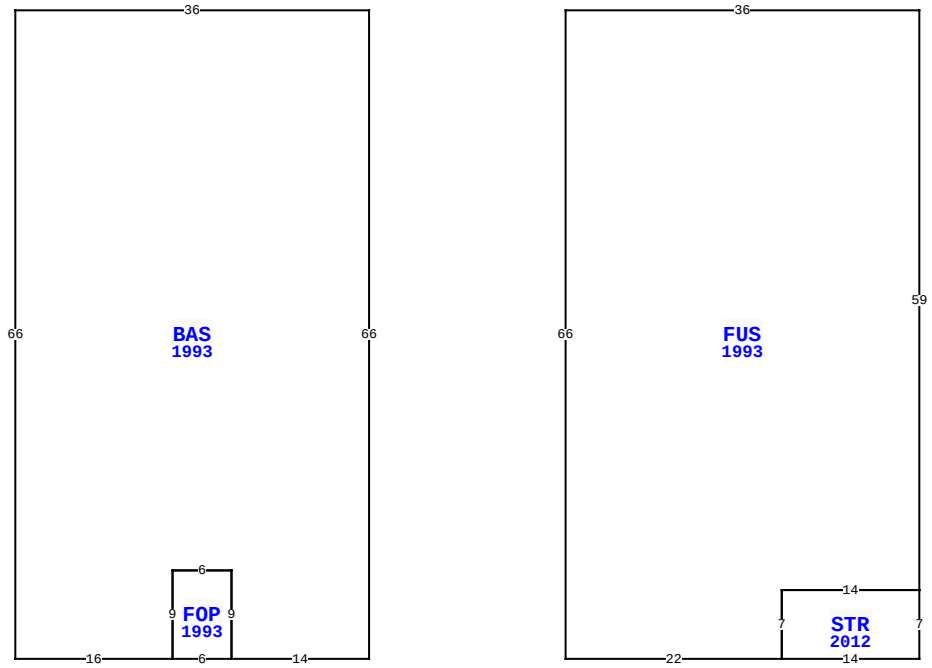
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 19 | COMMON BRK 20 |
| Roof Structur | 02 | SHED 100 |
| Roof Cover | 02 | ROLL COMP 100 |
| Interior Wall | 01 | MINIMUM 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Fixtures | | 6 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 9 100 |
| RMS | | 4 100 |
| Stories | 2. | 2. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 02 | Quality Level 02 |
| DOR CODE | 7100 | CHURCHES |
| MAP NUM | | MKT AREA 04 |
| NEIGHBORHOOD/LOC | 4031.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,322 | 100 | 2,322 | 100,107 |
| FOP | 54 | 30 | 16 | 690 |
| FUS | 2,278 | 100 | 2,278 | 98,210 |
| STR | 98 | 10 | 10 | 431 |
| TOTALS | 4,752 | | 4,626 | 199,438 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7102 | 04 | 4,626 | 53.7856 | 63.87 | 295,463 | 1967 | 1975 | 0 | 0 | 0 | 32.50 | 67.50 |

3 EDU RELGUS – 0% - 0 Heated Area: 4600 HX Base Yr




| | | | |
|---|---|---|---|
| BLD DATE | 07/01/2021 | KK | LGL DATE |
| XF DATE | 07/01/2021 | KK | LAND DATE 06/20/2023 MLU |
| INC DATE | | | AG DATE |

96984 BLACKROCK RD, YULEE

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 741,055 |
| TOTAL MARKET OB/XF VALUE | | 3,243 |
| TOTAL LAND VALUE - MARKET | | 72,800 |
| TOTAL MARKET VALUE | | 817,098 |
| SOH/AGL Deduction | | 335,176 |
| ASSESSED VALUE | | 481,922 |
| TOTAL EXEMPTION VALUE | 02 | 481,922 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 817,098 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 596,881 |

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1263/0671 | 9/13/2004 | WD | U | I | 06 | 100 |
| GRANTOR: CHURCH OF GOD | | | | | | |
| GRANTEE: CHESTER CHURCH OF G | | | | | | |
| 0202/0118 | 1/01/1975 | WD | Q | I | | 65,000 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W36 S66 E16 FOP=[YR=1993] E6 N9 W6 S9$ N9 E6 S9 E14 N66$ PTR= E20 FUS=[YR=1993] E36 S59 STR=[YR=2012] S7 W14 N7 E14$ W14 S7 W22 N66$ W20$.

## 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 07/01/2021 BY KK Total Acres: 0.52 Total Land Value: 72,800 Market: 0 Agricultural: 0 Common: 72,800 PRINTED 08/02/2023 BY SYS