PT JOHN BELLANY GRANT
SEC 44-3N-26E IN OR 343/186
(EX R/W IN OR 860/1118)

ST JAMES BAPTIST CHURCH
C/O FREDDIE MASON, 153037 COUNTY ROAD 108
YULEE, FL 32097

2023

44-3N-26-0000-0004-0010

BUILDING CHARACTERISTICS

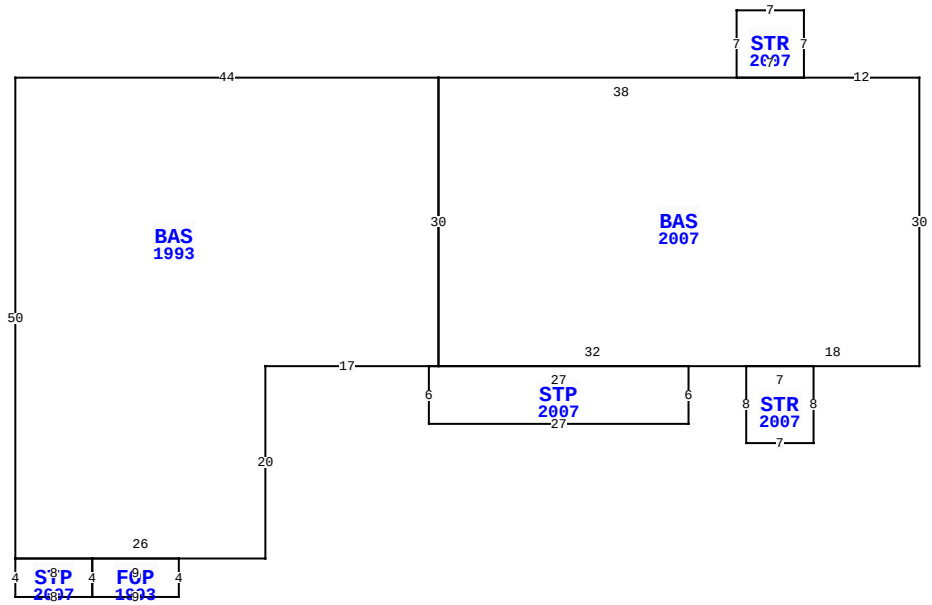
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		0 100
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 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,840	100	1,840	97,345
BAS	1,500	100	1,500	79,358
FOP	36	30	11	582
STP	32	10	3	159
STP	162	10	16	847
STR	49	10	5	265
STR	56	10	6	318
TOTALS	3,675		3,381	178,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	3,381	89.1072	105.81	357,744	1900	1940	0	0	0	50.00	50.00

1 EDU RELGUS – 0% - 0 Heated Area: 3340 HX Base Yr



153037 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/30/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		190,722
TOTAL MARKET OB/XF VALUE		2,067
TOTAL LAND VALUE - MARKET		40,600
TOTAL MARKET VALUE		233,389
SOH/AGL Deduction		81,854
ASSESSED VALUE		151,535
TOTAL EXEMPTION VALUE	02	151,535
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		233,389
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,743

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C031101	CO ISSUED	0	05/01/2003
B031101	ADDITION	0	05/01/2003
3964	H/AC	0	10/08/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0343/0186	8/01/1981	QC	U	V		100
GRANTOR: COONER JOHN FRANKLIN						
GRANTEE: ST JAMES BAPTIST CH						
0063/0333	3/10/1926	QC	U	I	06	100
GRANTOR: OWENS L L & SOPHRONIA						
GRANTEE: MATTHEW TOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W12 STR=[YR=2007] N7 W7 S7 E7$ W38
BAS=[YR=1993] W44 S50 STP=[YR=2007] S4 E8 FOP=[YR=1993] E9 N4 W9 S4$ N4 W8$ E26 N20 E17 STP=[YR=2007] S6 E27 N6 W27$ E1 N30$ S30 E32 STR=[YR=2007] S8 E7 N8 W7$ E18 N30$.

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	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2009	2009	3	45	1,620	
2	0402	CONC BUMPE	0	0	0	0	19.00	UT	25.00	25.00	100	2009	2009	3	94	447	

LAND DESCRIPTION

TOTAL OB/XF 2,067

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		OR	0.00	0.00	1.16	AC		1.00	1.00	1.00	35,000.00	35,000.00	40,600							

REVIEW DATE 07/10/2020 BY KBA Total Acres: 1.16 Total Land Value: 40,600 Market: 0 Agricultural: 0 Common: 40,600 PRINTED 08/02/2023 BY SYS

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2023

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ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	08	SHT VINYL 100
Ceiling	01	FIN.SUSPD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Fixtures		0 100
Frame	03	MASONRY 100
Story Height		0 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

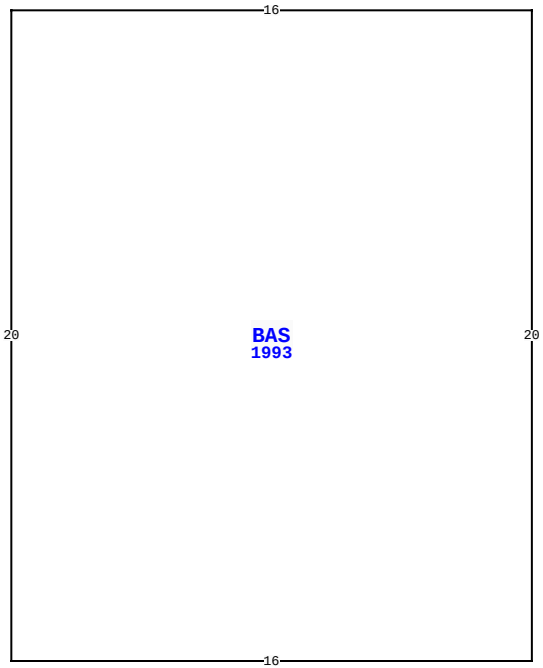
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	320	100	320	11,850
TOTALS	320		320	11,850

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	320	62.3700	74.06	23,699	1950	1950	0	0	0	50.00	50.00

2 EDU RELGUS – 0% - 0 Heated Area: 320 HX Base Yr



153037 CR 108, YULEE

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0063/0333	3/10/1926	QC	U	I	06	100
GRANTOR: OWENS L L & SOPHRONIA						
GRANTEE: MATTHEW TOM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 S20 E16 N20$.

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 07/10/2020 BY KBA Total Acres: 1.16 Total Land Value: 40,600 Market: 0 Agricultural: 0 Common: 40,600 PRINTED 08/02/2023 BY SYS