

LOTS 9 35 36 37  
IN OR 1960/759  
NORTH YULEE PB 2/26

CHRIST FELLOWSHIP OF NE FL INC  
P O BOX 1478  
YULEE, FL 32041

2023

50-3N-27-4720-0009-0000



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                  |                                   |                      | MARKET ADJUSTMENTS                             |             |                |                |             |           |             |          |        |                 | NASSAU COUNTY PROPERTY             |                |            |                             |      |         |      |     |    |        |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------|-----------------------------------|----------------------|------------------------------------------------|-------------|----------------|----------------|-------------|-----------|-------------|----------|--------|-----------------|------------------------------------|----------------|------------|-----------------------------|------|---------|------|-----|----|--------|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION     | TYPE                              | MDL                  | EFF. AREA                                      | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB       | ECON        | FNCT     | NORM   | % COND          | PAGE 1 of 4                        |                |            |                             |      |         |      |     |    |        |
| Exterior Wall                                                                                                                                 | 19               | COMMON BRK 80    | 7101                              | 04                   | 3,744                                          | 95.7900     | 161.17         | 603,420        | 1990        | 1990      | 0           | 0        | 23.85  | 76.15           | VALUATION BY STANDARD              |                |            |                             |      |         |      |     |    |        |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 20       | 1 CHURCH - 0% - 0                 |                      |                                                |             |                |                |             |           |             |          |        |                 | Heated Area: 3580 HX Base Yr       |                |            |                             |      |         |      |     |    |        |
| Roof Structur                                                                                                                                 | 04               | WOOD TRUSS 100   |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 | Tax Group: 4 Tax Dist:             |                |            |                             |      |         |      |     |    |        |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100   |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 | BUILDING MARKET VALUE 1,844,406    |                |            |                             |      |         |      |     |    |        |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100      |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 | TOTAL MARKET OB/XF VALUE 53,014    |                |            |                             |      |         |      |     |    |        |
| Interior Floo                                                                                                                                 | 14               | CARPET 100       |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 | TOTAL LAND VALUE - MARKET 391,150  |                |            |                             |      |         |      |     |    |        |
| Ceiling                                                                                                                                       | 01               | FIN.SUSPD 100    |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 | TOTAL MARKET VALUE 2,288,570       |                |            |                             |      |         |      |     |    |        |
| Air Condition                                                                                                                                 | 03               | CENTRAL 100      |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 | SOH/AGL Deduction 969,933          |                |            |                             |      |         |      |     |    |        |
| Heating Type                                                                                                                                  | 04               | AIR DUCTED 100   |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 | ASSESSED VALUE 1,318,637           |                |            |                             |      |         |      |     |    |        |
| Fixtures                                                                                                                                      | 6                | 100              |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 | TOTAL EXEMPTION VALUE 02 1,318,637 |                |            |                             |      |         |      |     |    |        |
| Frame                                                                                                                                         | 03               | MASONRY 100      |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 | BASE TAXABLE VALUE 0               |                |            |                             |      |         |      |     |    |        |
| Story Height                                                                                                                                  | 9                | 100              |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 | TOTAL JUST VALUE 2,288,570         |                |            |                             |      |         |      |     |    |        |
| RMS                                                                                                                                           | 4                | 100              | NCON VALUE 0                      |                      |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| Stories                                                                                                                                       | 1.               | 1. 100           | INCOME VALUE                      |                      |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| Units                                                                                                                                         | 0                | 100              | PREVIOUS YEAR MKT VALUE 1,582,459 |                      |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| 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                                                                                                                              | 4051.00          |                  |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| AREA TYPE                                                                                                                                     | TOTAL GROSS AREA | PCT OF BASE      | TOT ADJ AREA                      | SUBAREA MARKET VALUE |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| BAS                                                                                                                                           | 3,580            | 100              | 3,580                             | 439,377              |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| FOP                                                                                                                                           | 488              | 30               | 146                               | 17,919               |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| STP                                                                                                                                           | 30               | 10               | 3                                 | 369                  |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| STP                                                                                                                                           | 30               | 10               | 3                                 | 369                  |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| STP                                                                                                                                           | 36               | 10               | 4                                 | 491                  |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| STP                                                                                                                                           | 36               | 10               | 4                                 | 491                  |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| STP                                                                                                                                           | 36               | 10               | 4                                 | 491                  |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| TOTALS                                                                                                                                        | 4,236            |                  | 3,744                             | 459,504              |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| EXTRA FEATURES                                                                                                                                |                  |                  |                                   |                      | 850989 US HWY 17, YULEE                        |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
|                                                                                                                                               |                  |                  |                                   |                      | BLD DATE 11/08/2017 KK LGL DATE 04/03/2023 DCA |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
|                                                                                                                                               |                  |                  |                                   |                      | XF DATE                                        |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
|                                                                                                                                               |                  |                  |                                   |                      | INC DATE                                       |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| 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                              |                |            |                             |      |         |      |     |    |        |
| 1                                                                                                                                             | 0803             | ASPHALT C        | 0                                 | 0                    | 0                                              | 0           |                | 10,909.00      | SF 2.00     | 2.00      | 100         | 1990     | 1990   | 3               | 50                                 | 10,909         |            |                             |      |         |      |     |    |        |
| 3                                                                                                                                             | 0100             | BAR-B-Q          | 0                                 | 0                    | 0                                              | 0           |                | 1.00           | UT 200.00   | 200.00    | 100         | 1985     | 1985   | 3               | 20                                 | 40             |            |                             |      |         |      |     |    |        |
| 4                                                                                                                                             | 0803             | ASPHALT C        | 0                                 | 0                    | 0                                              | 0           |                | 7,904.00       | SF 2.00     | 2.00      | 100         | 1994     | 1994   | 3               | 50                                 | 7,904          |            |                             |      |         |      |     |    |        |
| 7                                                                                                                                             | 0810             | CONCRETE A       | 0                                 | 0                    | 0                                              | 0           |                | 1,947.00       | SF 6.50     | 6.50      | 100         | 1994     | 1994   | 3               | 70                                 | 8,859          |            |                             |      |         |      |     |    |        |
| 8                                                                                                                                             | 0812             | CONCRETE C       | 0                                 | 0                    | 0                                              | 0           |                | 1,146.00       | SF 4.00     | 4.00      | 100         | 1991     | 1991   | 3               | 64                                 | 2,934          |            |                             |      |         |      |     |    |        |
| 11                                                                                                                                            | 0810             | CONCRETE A       | 0                                 | 0                    | 13                                             | 5           |                | 65.00          | SF 6.50     | 6.50      | 100         | 1990     | 1990   | 3               | 62                                 | 262            |            |                             |      |         |      |     |    |        |
| 14                                                                                                                                            | 0402             | CONC BUMPE       | 0                                 | 0                    | 0                                              | 0           |                | 18.00          | UT 25.00    | 25.00     | 100         | 1990     | 1990   | 3               | 70                                 | 315            |            |                             |      |         |      |     |    |        |
| 16                                                                                                                                            | 0402             | CONC BUMPE       | 0                                 | 0                    | 0                                              | 0           |                | 32.00          | UT 25.00    | 25.00     | 100         | 2000     | 2000   | 3               | 85                                 | 680            |            |                             |      |         |      |     |    |        |
| 17                                                                                                                                            | 0810             | CONCRETE A       | 0                                 | 0                    | 17                                             | 5           |                | 85.00          | SF 6.50     | 6.50      | 100         | 1990     | 1990   | 3               | 62                                 | 343            |            |                             |      |         |      |     |    |        |
| 18                                                                                                                                            | 0819             | CONC 12"         | 0                                 | 0                    | 18                                             | 9           |                | 162.00         | SF 9.50     | 9.50      | 100         | 1990     | 1990   | 3               | 62                                 | 954            |            |                             |      |         |      |     |    |        |
| LAND DESCRIPTION                                                                                                                              |                  |                  |                                   |                      | TOTAL OB/XF 33,200                             |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |
| L N                                                                                                                                           | USE CODE         | CLS              | LAND USE DESCRIPTION              | CAP                  | R D                                            | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE | D T         | DPH 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                    | 0004                                           | CG          | 0.00           | 0.00           | 46,600.00   | SF        |             | 1.00     | 1.00   | 1.00            | 3.00                               | 3.00           | 139,800    |                             |      |         |      |     |    |        |
| 2                                                                                                                                             | 000000           | C                | VAC RES                           | 0                    |                                                | OR          | 0.00           | 0.00           | 4.57        | AC        |             | 1.00     | 1.00   | 1.00            | 55,000.00                          | 55,000.00      | 251,350    |                             |      |         |      |     |    |        |
| REVIEW DATE 08/23/2022 BY HSA Total Acres: 4.57 Total Land Value: 391,150 Market: 0 Agricultural: 0 Common: 391,150 PRINTED 08/02/2023 BY SYS |                  |                  |                                   |                      |                                                |             |                |                |             |           |             |          |        |                 |                                    |                |            |                             |      |         |      |     |    |        |

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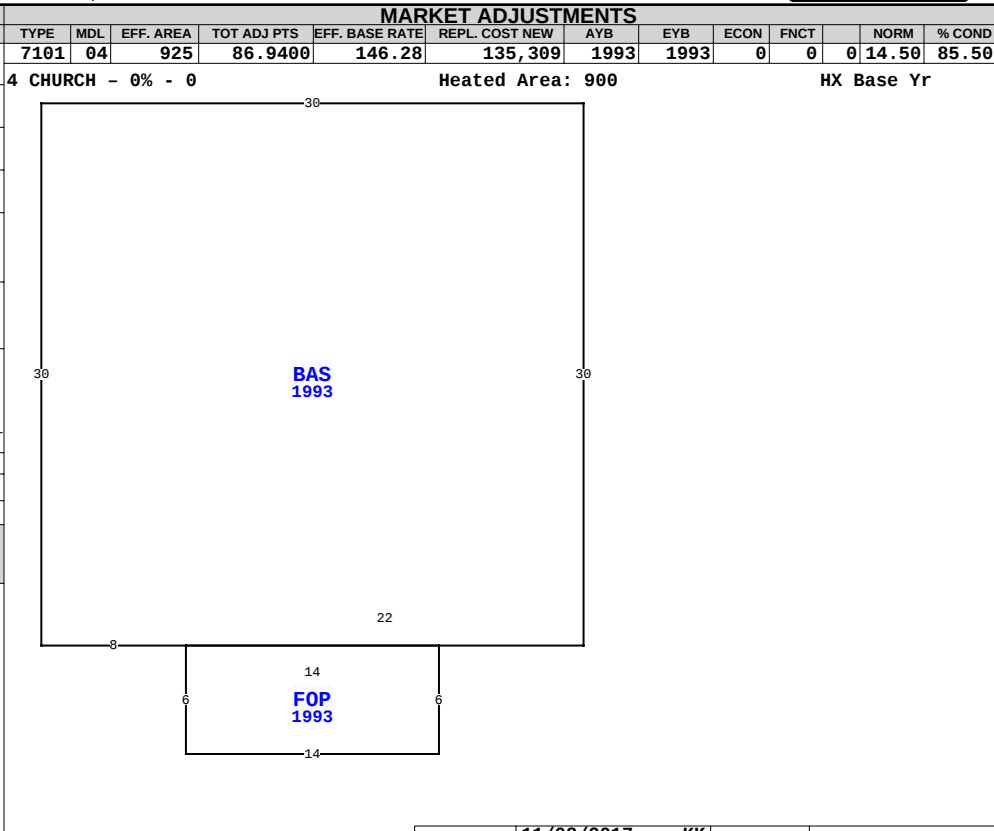
| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 15 | CONC BLOCK 100 |
| Roof Structur            | 04 | WOOD TRUSS 100 |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 100     |
| Ceiling                  | 01 | FIN.SUSPD 100  |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Fixtures                 |    | 0 100          |
| Frame                    | 01 | TYP WD 100     |
| Story Height             |    | 8 100          |
| 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 | 4051.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|--------------|----------------------|
| BAS       | 900              | 100         | 900          | 112,562              |
| FOP       | 84               | 30          | 25           | 3,127                |
| TOTALS    | 984              |             | 925          | 115,689              |

| 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 |
| 30             | 0443       | STK FNC 6'  | 0       | 0 | 0  | 20.00 | LF | 10.00  | 10.00          | 100       | 2005    | 2005        | 3 | 27     |
| 31             | 0463       | FENCE GATE  | 0       | 0 | 0  | 1.00  | UT | 300.00 | 300.00         | 100       | 2005    | 2005        | 3 | 69     |
| 32             | 0810       | CONCRETE A  | 0       | 0 | 6  | 36.00 | SF | 6.50   | 6.50           | 100       | 1993    | 1993        | 3 | 68     |
| 33             | 0681       | POLE SHED   | 0       | 0 | 10 | 90.00 | SF | 15.00  | 15.00          | 100       | 2017    | 2017        | 3 | 87     |

| LAND DESCRIPTION |          |     |                      |     |     |          |       |       |             |           |     |          |        |         |
|------------------|----------|-----|----------------------|-----|-----|----------|-------|-------|-------------|-----------|-----|----------|--------|---------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T | DPH FACT | % COND | TOT ADJ |



|                         |                     |    |           |            |     |
|-------------------------|---------------------|----|-----------|------------|-----|
| 850989 US HWY 17, YULEE | BLD DATE 11/08/2017 | KK | LGL DATE  | 04/03/2023 | DCA |
|                         | XF DATE             |    | LAND DATE |            |     |
|                         | INC DATE            |    | AG DATE   |            |     |

| NASSAU COUNTY PROPERTY    |  | PAGE 3 of 4 | 4         |
|---------------------------|--|-------------|-----------|
| VALUATION SUMMARY         |  |             |           |
| VALUATION BY              |  | STANDARD    |           |
| Tax Group: 4              |  | Tax Dist:   |           |
| BUILDING MARKET VALUE     |  | 1,844,406   |           |
| TOTAL MARKET OB/XF VALUE  |  | 53,014      |           |
| TOTAL LAND VALUE - MARKET |  | 391,150     |           |
| TOTAL MARKET VALUE        |  | 2,288,570   |           |
| SOH/AGL Deduction         |  | 969,933     |           |
| ASSESSED VALUE            |  | 1,318,637   |           |
| TOTAL EXEMPTION VALUE     |  | 02          | 1,318,637 |
| BASE TAXABLE VALUE        |  | 0           |           |
| TOTAL JUST VALUE          |  | 2,288,570   |           |
| NCON VALUE                |  | 0           |           |
| INCOME VALUE              |  |             |           |
| PREVIOUS YEAR MKT VALUE   |  | 1,582,459   |           |

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

| SALES DATA                     |            |           |     |     |        |            |
|--------------------------------|------------|-----------|-----|-----|--------|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 1960/0759                      | 12/15/2014 | WD        | U   | I   | 17     | 520,000    |
| GRANTOR: FLORIDA DISTRICT CHUR |            |           |     |     |        |            |
| GRANTEE: CHRIST FELLOWSHIP 0   |            |           |     |     |        |            |
| 1470/0626                      | 1/09/2007  | WD        | U   | I   | 07     | 100        |
| GRANTOR: NASSAU NAZARENE FELLO |            |           |     |     |        |            |
| GRANTEE: NASSAU CHURCH OF TH   |            |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                               |  |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W30 S30 E8 FOP=[YR=1993] S6 E14 N6 W14\$ E22 N30\$. |  |  |  |  |  |  |  |  |  |  |  |  |  |  |

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