



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	05	DRYWALL 100	
Interior Floor	08	SHT VINYL 70	
Interior Floor	14	CARPET 30	
Ceiling	01	FIN.SUSPD 100	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Fixtures		50 100	
Frame	05	STEEL 100	
Story Height		17 100	
RMS		52 100	
Stories	1.	1. 100	
Units		0 100	
Occupancy	00	NONE 100	
Quality	04	Quality Level 04	
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4044.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	30,592	100	30,592
STP	25	10	2
ULP	50	15	8
			SUBAREA MARKET VALUE
			5,043,489
			330
			1,319
TOTALS	30,667		30,602
			5,045,137

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
7101	04	30,602	110.8912	173.54	5,310,671	2013	2013	0	0	0	5.00	95.00
1 CHURCH - 0% - 0 Heated Area: 30592 HX Base Yr												

EXTRA FEATURES												
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0812	CONCRETE C	0	0	0	0	8,010.00	SF	4.00	4.00	100	2013
2	0812	CONCRETE C	0	0	0	0	2,812.00	SF	4.00	4.00	100	2013
3	1075	TRELLIS G	0	0	45	20	900.00	SF	23.45	23.45	100	2013
4	0400	CONC CURB	0	0	0	0	5,670.00	LF	15.00	15.00	100	2013
5	0972	ST LGHT UN	0	0	0	0	17.00	UT	2,530.00	2,530.00	100	2013
6	0975	ST LT/ARM	0	0	0	0	9.00	UT	500.00	500.00	100	2013
7	0402	CONC BUMPE	0	0	0	0	7.00	UT	25.00	25.00	100	2013
8	0803	ASPHALT C	0	0	0	0	142,019.00	SF	2.00	2.00	100	2013
9	0978	SECURTY LT	0	0	0	0	6.00	UT	450.00	450.00	100	2013
10	0648	LIGHTS-AV	0	0	0	0	4.00	UT	140.00	140.00	100	2013

LAND DESCRIPTION													TOTAL OB/XF												
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	
1	007100	C	CHURCH	0	0003	RG-1	0.00	0.00	29.38	AC		1.00	1.00	1.00	20,000.00	20,000.00	587,600								
2	009640	C	HDWD	0		RG-1	0.00	0.00	11.00	AC		1.00	1.00	1.00	175.00	175.00	1,925								

NASSAU COUNTY PROPERTY				PAGE 1 of 3	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		7,227,299			
TOTAL MARKET OB/XF VALUE		580,765			
TOTAL LAND VALUE - MARKET		589,525			
TOTAL MARKET VALUE		8,397,589			
SOH/AGL Deduction		3,213,650			
ASSESSED VALUE		5,183,939			
TOTAL EXEMPTION VALUE		02 5,183,939			
BASE TAXABLE VALUE		0			
TOTAL JUST VALUE		8,397,589			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		8,977,630			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17008850	XFOB - WALKWY CAN	39,702	10/06/2017
17006449	XFOB - BBALL COUR	173,635	07/19/2017
17001249	XFOB - STORAGE BL	68,730	03/01/2017
B1530427	CO ISSUED	0	11/02/2015
B1530427	NEW CONSTR	1,659,466	05/01/2015
E1529237	NEW CONSTR	165,293	05/01/2015

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1754/0637	4/29/2011	WD	U	V	38	625,000
GRANTOR: AMELIA RESERVE LTD						
GRANTEE: THE JOURNEY CHURCH						
1404/0976	4/17/2006	WD	Q	V		3,500,000
GRANTOR: CONCOURSE DEVELOPMENT						
GRANTEE: AMELIA POINTE LTD						

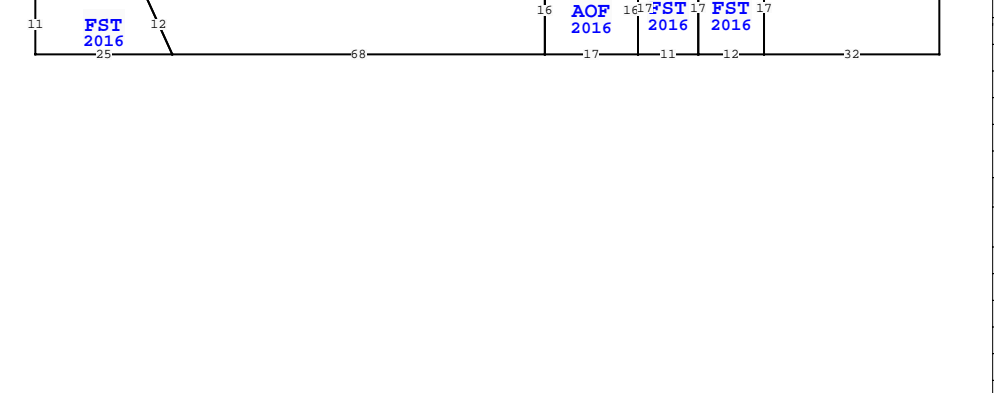
BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2013] W100 N7 W23 N40 W117 S40 W2 S48 STP=[YR=2013] W5 S5 ULP=[YR=2013] S10 E5 N10 W5\$ E5 N5\$ S48 E17 S40 E102 N40 E23 N7 E100 N82\$.



ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floor	03	CONC FINSH 80
Interior Floor	11	CLAY TILE 20
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	09	ENG F AIR 100
Fixtures	19	100
Frame	05	STEEL 100
Story Height	20	100
RMS	9	100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	AUDITORIUM	- 0%	- 0		172.01	1,883,510	2015	2015	0	0	0	8.00	92.00



NASSAU COUNTY PROPERTY			PAGE 2 of 3	4
VALUATION SUMMARY				
VALUATION BY	STANDARD			
Tax Group: 4	Tax Dist:			
BUILDING MARKET VALUE	7,227,299			
TOTAL MARKET OB/XF VALUE	580,765			
TOTAL LAND VALUE - MARKET	589,525			
TOTAL MARKET VALUE	8,397,589			
SOH/AGL Deduction	3,213,650			
ASSESSED VALUE	5,183,939			
TOTAL EXEMPTION VALUE	02	5,183,939		
BASE TAXABLE VALUE	0			
TOTAL JUST VALUE	8,397,589			
NCON VALUE	0			
INCOME VALUE	0			
PREVIOUS YEAR MKT VALUE	8,977,630			

Quality	06 Quality Level 06			
DOR CODE	7100 CHURCHES			
MAP NUM	MKT AREA	04		
NEIGHBORHOOD/LOC	4044.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	272	100	272	43,044
BAS	10,241	100	10,241	1,620,630
FST	54	50	27	4,272
FST	72	50	36	5,697
FST	108	50	54	8,546
FST	187	50	94	14,875
FST	204	50	102	16,141
FST	248	50	124	19,623
TOTALS	11,386		10,950	1,732,829

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1428615	JOURNEY CHURCH	0	04/01/2014
M1317966	JOURNEY CHURCH	0	02/01/2013
M17490	H/AC	0	08/01/2012
E25172	NEW CONSTR	0	06/01/2012
B26143	NEW CONSTR	5,349,907	06/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1754/0637	4/29/2011	WD	U	V	38	625,000
GRANTOR: AMELIA RESERVE LTD						
GRANTEE: THE JOURNEY CHURCH						
1404/0976	4/17/2006	WD	Q	V		3,500,000
GRANTOR: CONCOURSE DEVELOPMENT						
GRANTEE: AMELIA POINTE LTD						

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
11	6001	ROLLUP DR	0	0	0	0	1.00	UT	400.00	400.00	100	2013	2013	3	60	240	
12	0966	FIRE SPRNK	0	0	0	0	30,592.00	SF	3.00	3.00	100	2013	2013	3	94	86,269	
13	0812	CONCRETE C	0	0	0	0	4,222.00	SF	4.00	4.00	100	2016	2016	3	96	16,212	
14	0400	CONC CURB	0	0	0	0	180.00	LF	15.00	15.00	100	2016	2016	3	97	2,619	
15	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2016	2016	3	97	73	
16	4950	BOLLARD	0	0	0	0	4.00	UT	100.00	100.00	100	2016	2016	3	100	400	
17	6002	EL ROLL DR	0	0	0	0	2.00	UT	900.00	900.00	100	2016	2016	3	74	1,332	
18	0966	FIRE SPRNK	0	0	0	0	11,386.00	SF	3.00	3.00	100	2016	2016	3	96	32,792	
19	0510	GARAGE WD-	0	0	55	28	1,540.00	SF	35.00	35.00	100	2017	2017	3	84	45,276	
20	0097	AWNING CN	0	0	0	0	193.00	SF	65.00	65.00	100	2017	2017	3	84	10,538	

TOTAL OB/XF													195,751											
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

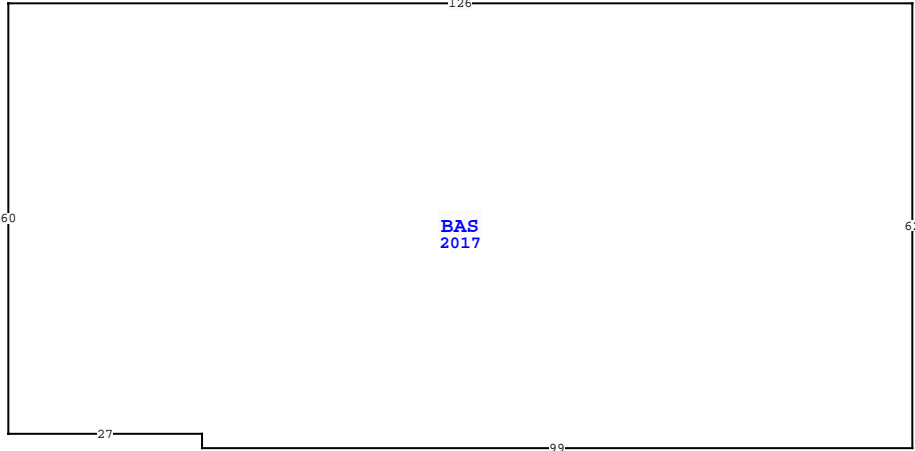
BUILDING NOTES												
BUILDING DIMENSIONS												
BAS=[YR=2016] W147 FST=[YR=2016] W9 FST=[YR=2016] W9 S6 FST=[YR=2016] S8 E9 N8 W9 \$ E9 N6 \$ S14 E3 N1 E3 U8 R3 N5 \$ S5 D8 L3 W3 S1 W12 S44 FST=[YR=2016] S11 E25 U11 L5 W20 \$ E20 D11 R5 E68 AOF=[YR=2016] E17 FST=[YR=2016] E11 FST=[YR=2016] E12 N17 W12 S17 \$ N17 W11 S17 \$ N16 W17 S16 \$ N16 E17 N1 E23 S17 E32 N69\$.												

LAND DESCRIPTION													TOTAL OB/XF					195,751						
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



BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	29	NONE	100
Roof Structur	09	RIDGE FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	07	NONE	100
Interior Floo	04	C ABOVE GD	100
Ceiling	04	NONE	100
Air Condition	01	NONE	100
Heating Type	01	NONE	100
Fixtures		0	100
Frame	05	STEEL	100
Story Height		23	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	4044.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	7,758	100	7,758
			SUBAREA MARKET VALUE
			449,333
TOTALS	7,758		7,758
			449,333

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
3		GYMNASIUM - 0%	0									
				Heated Area: 7758								
					HX Base Yr							



NASSAU COUNTY PROPERTY		PAGE 3 of 3	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			7,227,299
TOTAL MARKET OB/XF VALUE			580,765
TOTAL LAND VALUE - MARKET			589,525
TOTAL MARKET VALUE			8,397,589
SOH/AGL Deduction			3,213,650
ASSESSED VALUE			5,183,939
TOTAL EXEMPTION VALUE	02		5,183,939
BASE TAXABLE VALUE			0
TOTAL JUST VALUE			8,397,589
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			8,977,630

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1754/0637	4/29/2011	WD	U	V	38	625,000
GRANTOR: AMELIA RESERVE LTD						
GRANTEE: THE JOURNEY CHURCH						
1404/0976	4/17/2006	WD	Q	V		3,500,000
GRANTOR: CONCOURSE DEVELOPMENT						
GRANTEE: AMELIA POINTE LTD						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2017] W126 S60 E27 S2 E99 N62\$.	

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												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	