LOT 4 (EX ESMT IN OR 562/550)
OF FUGATES LANDING S/D
PBK 5/108 & PT JOHN D VAUGHAN

BRIDGE FAMILY WORSHIP CENTER
P O BOX 1694
YULEE, FL 32041

2024

38-2N-27-0580-0004-0000

BUILDING CHARACTERISTICS

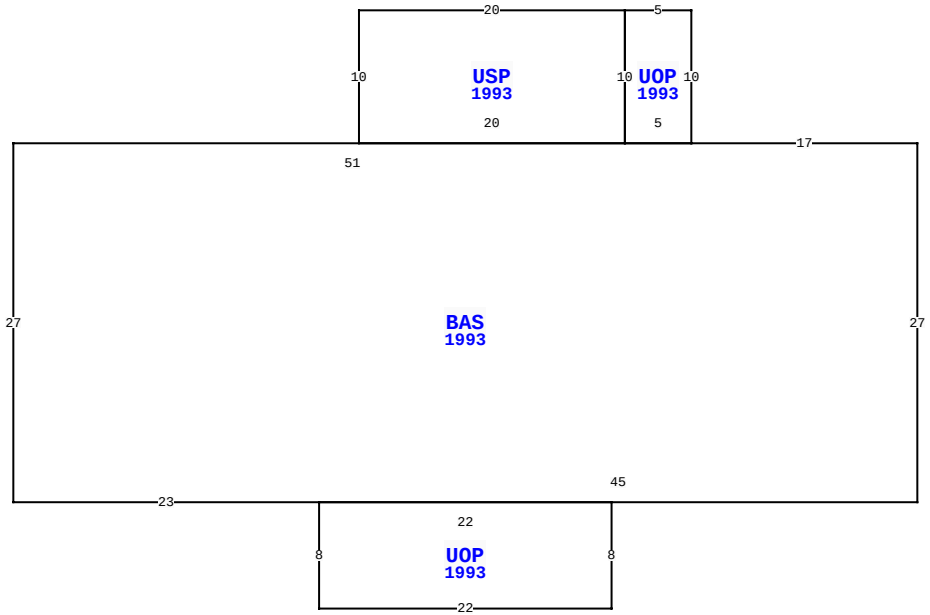
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4053.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,836	100	1,836	45,188
UOP	50	25	12	295
UOP	176	25	44	1,083
USP	200	50	100	2,461
TOTALS	2,262		1,992	49,027

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,992	117.2000	82.04	163,424	1989	1989	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1836 HX Base Yr



86201 LEE BRIGHT TR, YULEE

BLD DATE	09/18/2014 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	112,555
TOTAL MARKET OB/XF VALUE	5,514
TOTAL LAND VALUE - MARKET	345,310
TOTAL MARKET VALUE	463,379
SOH/AGL Deduction	290,792
ASSESSED VALUE	172,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,587
TOTAL JUST VALUE	463,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M992612	MH MOVE-ON	0	03/01/1999
971887	MH MOVE-ON	0	08/01/1997
M971671	MH MOVE-ON	0	04/01/1997
951107	MH MOVE-ON	0	11/01/1995
6934	ADDITION	4,600	01/11/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1392/1671	3/02/2006	WD	Q	V		440,000
GRANTOR: MINER ROAD LLC						
GRANTEE: BRIDGE FAMILY WORSH						
1245/1651	7/15/2004	WD	Q	I		250,000
GRANTOR: UNDERWOOD LAMAR V & A						
GRANTEE: MINER ROAD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 UOP=[YR=1993] N10 W5 USP=[YR=1993] W20 S10 E20 N10 $ S10 E5 $ W51 S27 E23 UOP=[YR=1993] S8 E22 N8 W22 $ E45 N27 $.

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	1242	WD DECK A	0	0	0	0	550.00	SF	10.00	10.00	100	1997	1997	3	20	1,100	
2	0752	USP	0	0	8	8	64.00	SF	15.00	15.00	100	1997	1997	3	25	240	
3	0752	USP	0	0	3	3	9.00	SF	15.00	15.00	100	1997	1997	3	25	34	
4	0752	USP	0	0	8	18	144.00	SF	15.00	15.00	100	1997	1997	3	25	540	
5	0350	CARPORT WD	0	0	14	24	336.00	SF	13.00	13.00	100	1997	1997	3	20	874	
6	0752	USP	0	0	10	8	80.00	SF	15.00	15.00	100	2000	2000	3	28	336	
7	1242	WD DECK A	0	0	8	5	40.00	SF	10.00	10.00	100	2000	2000	3	20	80	
8	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	

LAND DESCRIPTION

TOTAL OB/XF 5,514

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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	4.28	AC		1.00	1.00	1.00	80,000.00	80,000.00	342,400							
2	009630	C	SWAMP	0	0006	OR	0.00	0.00	5.82	AC		1.00	1.00	1.00	500.00	500.00	2,910							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 10.10 Total Land Value: 345,310 Market: 0 Agricultural: 0 Common: 345,310 PRINTED 08/06/2024 BY SYS

LOT 4 (EX ESMT IN OR 562/550)
OF FUGATES LANDING S/D
PBK 5/108 & PT JOHN D VAUGHAN

BRIDGE FAMILY WORSHIP CENTER
P O BOX 1694
YULEE, FL 32041

2024

38-2N-27-0580-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

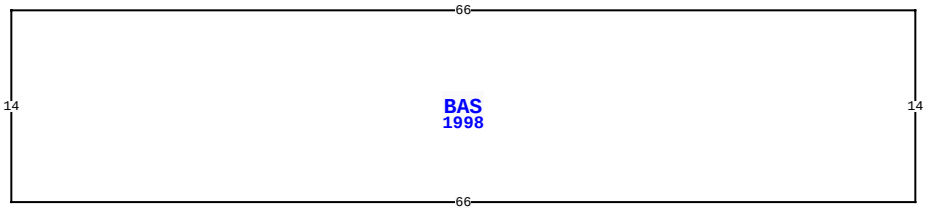
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	21,965
TOTALS	924		924	21,965

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	113.2000	79.24	73,218	1989	1989	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



86201 LEE BRIGHT TR, YULEE

BLD DATE	09/18/2014 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	112,555
TOTAL MARKET OB/XF VALUE	5,514
TOTAL LAND VALUE - MARKET	345,310
TOTAL MARKET VALUE	463,379
SOH/AGL Deduction	290,792
ASSESSED VALUE	172,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,587
TOTAL JUST VALUE	463,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1392/1671	3/02/2006	WD	Q	V		440,000
GRANTOR: MINER ROAD LLC						
GRANTEE: BRIDGE FAMILY WORSH						
1245/1651	7/15/2004	WD	Q	I		250,000
GRANTOR: UNDERWOOD LAMAR V & A						
GRANTEE: MINER ROAD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S14 E66 N14$.

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 04/30/2024 BY KBA Total Acres: 10.10 Total Land Value: 345,310 Market: 0 Agricultural: 0 Common: 345,310 PRINTED 08/06/2024 BY SYS

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P O BOX 1694
YULEE, FL 32041

2024

38-2N-27-0580-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

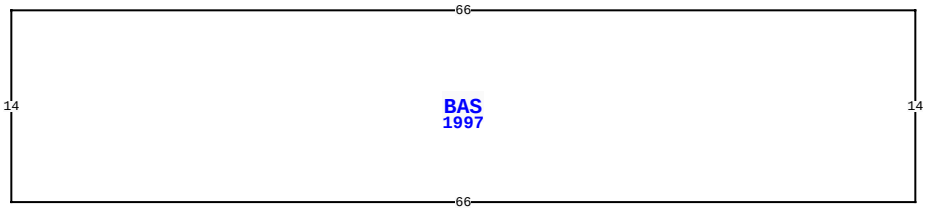
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	18,938
TOTALS	924		924	18,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	97.6000	68.32	63,128	1982	1982	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



86201 LEE BRIGHT TR, YULEE

BLD DATE	09/18/2014 KK	LGL DATE	
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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	112,555
TOTAL MARKET OB/XF VALUE	5,514
TOTAL LAND VALUE - MARKET	345,310
TOTAL MARKET VALUE	463,379
SOH/AGL Deduction	290,792
ASSESSED VALUE	172,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,587
TOTAL JUST VALUE	463,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1392/1671	3/02/2006	WD	Q	V		440,000
GRANTOR: MINER ROAD LLC						
GRANTEE: BRIDGE FAMILY WORSH						
1245/1651	7/15/2004	WD	Q	I		250,000
GRANTOR: UNDERWOOD LAMAR V & A						
GRANTEE: MINER ROAD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W66 S14 E66 N14 $.

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 04/30/2024 BY KBA Total Acres: 10.10 Total Land Value: 345,310 Market: 0 Agricultural: 0 Common: 345,310 PRINTED 08/06/2024 BY SYS

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NASSAU COUNTY PROPERTY

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 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

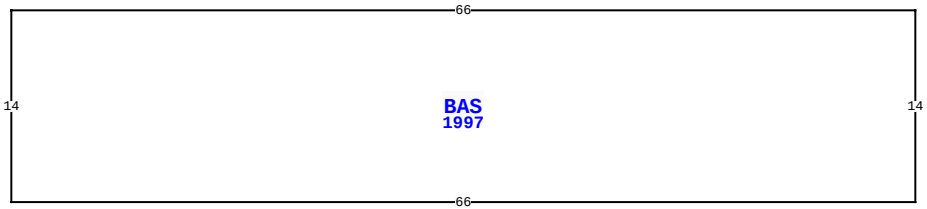
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4053.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	924	22,625
TOTALS	924		924	22,625

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	116.6000	81.62	75,417	1987	1987	0	0	0	70.00	30.00

4 M/H 93- – 0% - 0 Heated Area: 924 HX Base Yr



86201 LEE BRIGHT TR, YULEE

BLD DATE	09/18/2014 KK	LGL DATE	
XF DATE		LAND DATE	
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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
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ASSESSED VALUE	172,587
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,587
TOTAL JUST VALUE	463,379
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	455,455

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
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GRANTOR: MINER ROAD LLC						
GRANTEE: BRIDGE FAMILY WORSH						
1245/1651	7/15/2004	WD	Q	I		250,000
GRANTOR: UNDERWOOD LAMAR V & A						
GRANTEE: MINER ROAD LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W66 S14 E66 N14 $.

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 04/30/2024 BY KBA Total Acres: 10.10 Total Land Value: 345,310 Market: 0 Agricultural: 0 Common: 345,310 PRINTED 08/06/2024 BY SYS