LOTS 6 7 10 11
PIERCES SUB PB 3/66

CHURCH COMMUNITY BAPTIST BOARD OF TRUSTEES/
PO BOX 519
YULEE, FL 32041-0519

**2024**

**42-2N-27-4420-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

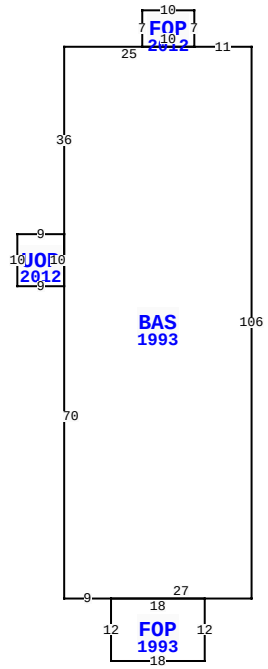
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 6 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 8 100 |
| RMS | | 5 100 |
| 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 | 4052.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 3,816 | 100 | 3,816 | 348,886 |
| FOP | 216 | 30 | 65 | 5,943 |
| FOP | 70 | 30 | 21 | 1,920 |
| UOP | 90 | 20 | 18 | 1,645 |
| TOTALS | 4,192 | | 3,920 | 358,393 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 3,920 | 85.2840 | 133.47 | 523,202 | 1965 | 1965 | 0 | 0 | 0 | 31.50 | 68.50 |

1 CHURCH – 0% - 0 Heated Area: 3816 HX Base Yr




85326 WINONA BAYVIEW RD, YULEE

| | | | | |
|---|---|---|---|---|
| BLD DATE | 01/26/2018 | KK | LGL DATE | |
| XF DATE | 01/26/2018 | KK | LAND DATE | 01/26/2018 KK |
| INC DATE | | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 651,170 |
| TOTAL MARKET OB/XF VALUE | | 8,363 |
| TOTAL LAND VALUE - MARKET | | 140,000 |
| TOTAL MARKET VALUE | | 799,533 |
| SOH/AGL Deduction | | 324,988 |
| ASSESSED VALUE | | 474,545 |
| TOTAL EXEMPTION VALUE | 02 | 474,545 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 799,533 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 854,751 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E07430 | CHNGE SRVC | 2,000 | 11/01/2000 |
| B0007281 | NEW CONSTR | 148,800 | 07/01/2000 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W11 FOP=[YR=2012] N7 W10 S7 E10$ W25 S36 UOP=[YR=2012] W9 S10 E9 N10$ S70 E9 FOP=[YR=1993] S12 E18 N12 W18$ E27 N106$.

## 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 | 805.00 | SF | 5.20 | 5.20 | 100 | 1990 | 1990 | 3 | 59.5 | 2,491 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 6 | 60.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 360 | |
| 3 | 0940 | SHEDS/PORT | 0 | 0 | 10 | 8 | 80.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 480 | |
| 4 | 0972 | ST LGHT UN | 0 | 0 | 0 | 0 | 2.00 | UT | 2,530.00 | 2,530.00 | 100 | 1990 | 1990 | 3 | 28 | 1,417 | |
| 5 | 0810 | CONCRETE A | 0 | 0 | 20 | 16 | 320.00 | SF | 6.50 | 6.50 | 100 | 1990 | 1990 | 3 | 59.5 | 1,238 | |
| 6 | 1242 | WD DECK A | 0 | 0 | 12 | 6 | 72.00 | SF | 10.00 | 10.00 | 100 | 2005 | 2005 | 3 | 24 | 173 | |
| 7 | 0446 | BOX FNC 6' | 0 | 0 | 0 | 0 | 14.00 | LF | 20.00 | 20.00 | 100 | 2001 | 2001 | 3 | 20 | 56 | |
| 8 | 0463 | FENCE GATE | 0 | 0 | 0 | 0 | 1.00 | UT | 300.00 | 300.00 | 100 | 2001 | 2001 | 3 | 55 | 165 | |
| 9 | 0422 | CL FNC 4' | 0 | 0 | 0 | 0 | 109.00 | LF | 15.00 | 15.00 | 100 | 2005 | 2005 | 3 | 66 | 1,079 | |
| 10 | 0423 | CL FNC 5' | 0 | 0 | 0 | 0 | 200.00 | LF | 6.85 | 6.85 | 100 | 2005 | 2005 | 3 | 66 | 904 | |

TOTAL OB/XF 8,363

## LAND DESCRIPTION

| 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 | RM | 400.00 | 110.00 | 4.00 | LT | | 1.00 | 1.00 | 0.70 | 50,000.00 | 35,000.00 | 140,000 | | | | | | | |

REVIEW DATE 02/15/2024 BY KBA Total Acres: 0.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 08/06/2024 BY SYS

LOTS 6 7 10 11
PIERCES SUB PB 3/66

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**2024**

**42-2N-27-4420-0006-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

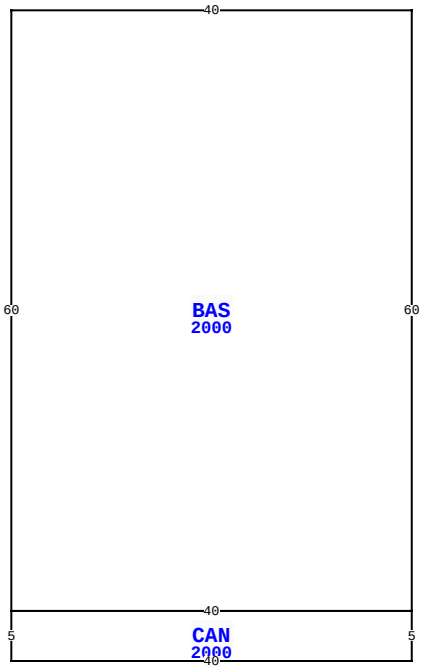
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 25 | MOD METAL 100 |
| Roof Structur | 10 | STEEL FRME 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 03 | CONC FINSH 100 |
| Ceiling | 01 | FIN.SUSPD 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 2 100 |
| Frame | 05 | STEEL 100 |
| Story Height | | 9 100 |
| 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 | 4052.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 2,400 | 100 | 2,400 | 285,636 |
| CAN | 200 | 30 | 60 | 7,141 |
| TOTALS | 2,600 | | 2,460 | 292,777 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 2,460 | 85.9320 | 134.48 | 330,821 | 2000 | 2000 | 0 | 0 | 0 | 11.50 | 88.50 |

2 CHURCH – 0% - 0 Heated Area: 2400 HX Base Yr

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

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2000] W40 S60 CAN=[YR=2000] S5 E40 N5 W40$ E40 N60$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

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