LOTS 6 7 & S 1 FT OF 8
PT OR 1825/901 R434345
SUB OF CHARLOTTLE STEVENS LAND

CELEBRATION ASSEMBLY OF GOD INC OF YULEE
PO BOX 579
YULEE, FL 32041-0579

2024

42-2N-27-4480-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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		7 100
Frame	01	TYP WD 100
Story Height		9 100
RMS		7 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

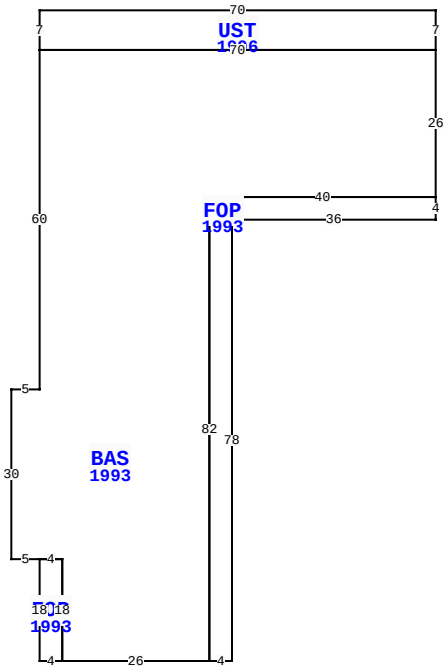
DOR CODE 7100 CHURCHES
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	4,358	100	4,358	478,337
FOP	72	30	22	2,415
FOP	472	30	142	15,586
UST	490	40	196	21,513
TOTALS	5,392		4,718	517,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	4,718	86.3226	135.09	637,355	1977	1977	0	0	0	18.75	81.25

1 CHURCH – 0% - 0 Heated Area: 4358 HX Base Yr



850472 US HWY 17, YULEE

BLD DATE	02/09/2022	KK	LGL DATE		
XF DATE	02/09/2022	KK	LAND DATE	02/09/2022	KK
INC DATE			AG DATE		

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,041,101
TOTAL MARKET OB/XF VALUE		57,988
TOTAL LAND VALUE - MARKET		175,196
TOTAL MARKET VALUE		1,274,285
SOH/AGL Deduction		241,190
ASSESSED VALUE		1,033,095
TOTAL EXEMPTION VALUE	02	1,033,095
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,274,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,360,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632195	REMODEL - SIDING	22,400	04/01/2016
M1217812	H/AC	0	12/01/2012
E25255	ELEC OTHER	0	07/01/2012
B26197	REMODEL	17,000	07/01/2012
M1217226	H/AC	0	05/01/2012
M17198	DUCTWORK	0	05/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1825/0901	11/14/2012	WD	U	I	17	100
GRANTOR: CELEBRATION ASSEMBLY						
GRANTEE: CELEBRATION ASSEMBL						
0488/0864	5/01/1986	MS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UST=[YR=1996] W70 S7 BAS=[YR=1993] S60 W5 S30 E5
FOP=[YR=1993] S18 E4 N18 W4$ E4 S18 E26 FOP=[YR=1993] E4
N78 E36 N4 W40 S82$ N82 E40 N26 W70$ E70 N7$.

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	0940	SHEDS/PORT	0	0	12	16	192.00	SF	20.10	20.10	100	1990	1990	3	20	772	
2	0972	ST LGHT UN	0	0	0	0	1.00	UT	2,530.00	2,530.00	100	2000	2000	3	52	1,316	
3	0812	CONCRETE C	0	0	0	0	18,241.00	SF	4.00	4.00	100	1993	1993	3	66	48,156	
4	0812	CONCRETE C	0	0	0	0	2,246.00	SF	4.00	4.00	100	1996	1996	3	72	6,468	
5	0975	ST LT/ARM	0	0	0	0	1.00	UT	500.00	500.00	100	2005	2005	3	66	330	
6	0978	SECURTY LT	0	0	0	0	3.00	UT	450.00	450.00	100	2005	2005	3	66	891	
7	0443	STK FNC 6'	0	0	0	0	23.00	LF	10.00	10.00	100	2005	2005	3	24	55	

LAND DESCRIPTION

TOTAL OB/XF 57,988

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	0004	RSF-	2201.00	436.00	87,598.00	SF		1.00	1.00	1.00	2.00	2.00	175,196							

REVIEW DATE 02/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 175,196 Market: 0 Agricultural: 0 Common: 175,196 PRINTED 08/06/2024 BY SYS

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2024

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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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		18 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

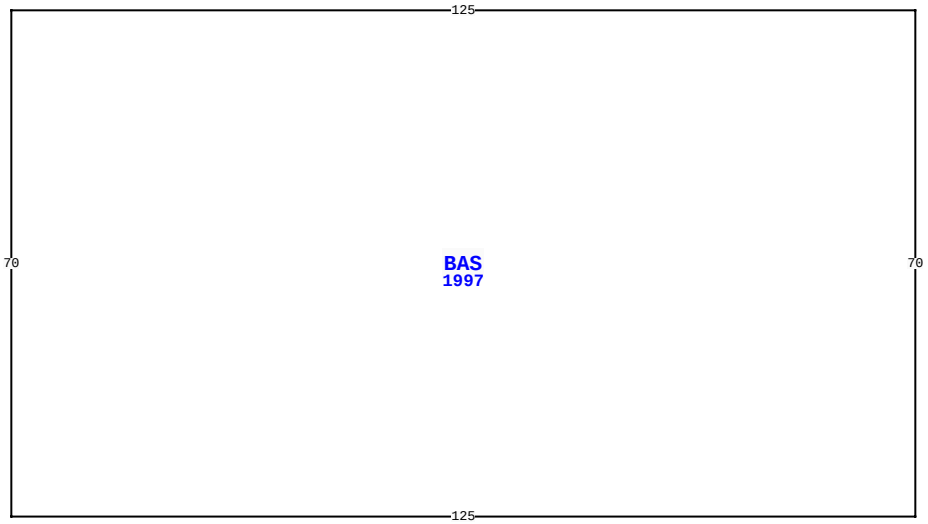
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	8,750	100	8,750	523,250
TOTALS	8,750		8,750	523,250

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	8,750	58.6872	65.00	568,750	1997	1997	0	0	0	8.00	92.00

3 EDU RELGUS – 0% - 0 Heated Area: 8750 HX Base Yr



850472 US HWY 17, YULEE

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XF DATE	02/09/2022	KK	LAND DATE	02/09/2022 KK
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
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BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,274,285
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,360,448

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25996	REMODEL	22,000	05/01/2012
961369	MH MOVE-ON	0	07/17/1996
961470	NEW CONSTR	0	07/16/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1825/0901	11/14/2012	WD	U	I	17	100
GRANTOR: CELEBRATION ASSEMBLY						
GRANTEE: CELEBRATION ASSEMBL						
0488/0864	5/01/1986	MS	U	V		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W125 S70 E125 N70$.

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 02/09/2022 BY DJ Total Acres: 0.00 Total Land Value: 175,196 Market: 0 Agricultural: 0 Common: 175,196 PRINTED 08/06/2024 BY SYS