PT OF S1/2
IN OR 820/704 & 770

**INTERNATIONAL CHURCH OF THE FOURSQUARE GOSPEL**
22787 COUNTY ROAD 121
HILLIARD, FL 32046

**2025**

**15-2N-23-0000-0009-0070**

## BUILDING CHARACTERISTICS

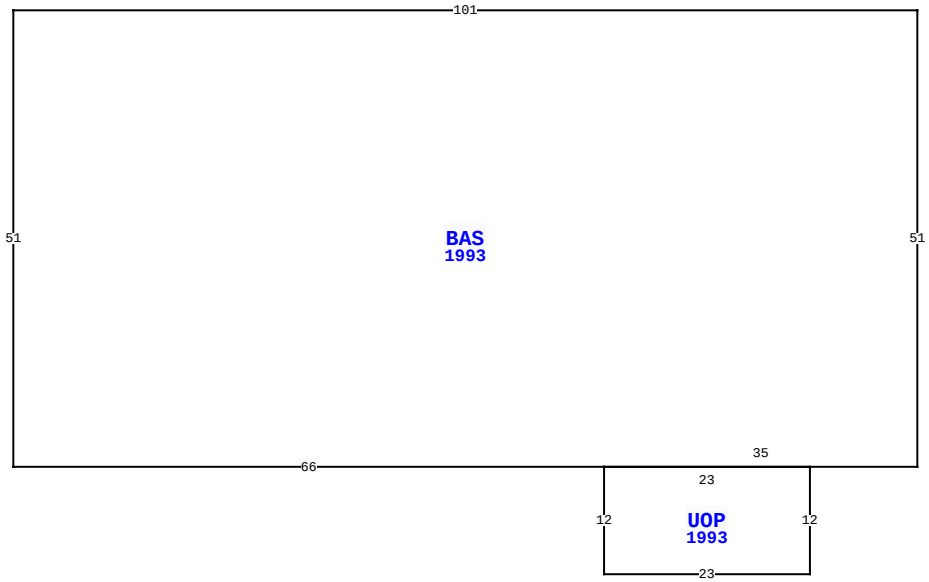
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 17 | CB STUCCO 90 |
| Exterior Wall | 21 | STONE 10 |
| Roof Structur | 04 | WOOD TRUSS 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Ceiling | 02 | F.NOT SUS 100 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Fixtures | | 9 100 |
| Frame | 03 | MASONRY 100 |
| Story Height | | 12 100 |
| RMS | | 6 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |
| DOR CODE | 7100 | CHURCHES |
| MAP NUM | | MKT AREA 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 5,151 | 100 | 1993 | 5,151 | 676,617 |
| UOP | 276 | 20 | 1993 | 55 | 7,225 |
| TOTALS | 5,427 | | | 5,206 | 683,842 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 7101 | 04 | 5,206 | 101.8980 | 159.22 | 828,899 | 1989 | 1989 | 0 | 0 | 0 | 17.50 | 82.50 |

1 CHURCH – 0% - 0 Heated Area: 5151 HX Base Yr




22787 CR 121, HILLIARD

| BLD DATE | 09/10/2014 | KK | LGL DATE | |
|---|---|---|---|---|
| XF DATE | | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 683,842 |
| TOTAL MARKET OB/XF VALUE | | 9,768 |
| TOTAL LAND VALUE - MARKET | | 87,500 |
| TOTAL MARKET VALUE | | 781,110 |
| SOH/AGL Deduction | | 229,842 |
| ASSESSED VALUE | | 551,268 |
| TOTAL EXEMPTION VALUE | 02 | 551,268 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 781,110 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 773,919 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 4356 | N/A | 5,000 | 09/10/1987 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0820/0770 | 1/22/1998 | WD | Q | I | 06 | 90,000 |
| GRANTOR: RIVER ROAD COMMUNITY | | | | | | |
| GRANTEE: INTL CHURCH OF THE | | | | | | |
| 0820/0704 | 1/22/1998 | QC | Q | I | 06 | 100 |
| GRANTOR: ROWELL EARL E | | | | | | |
| GRANTEE: INTL CHURCH OF FOUR | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W101 S51 E66 UOP=[YR=1993] S12 E23 N12 W23$
E35 N51$.

## 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 | 0680 | POLE SHED | 0 | 0 | 22 | 30 | 660.00 | SF | 10.00 | 10.00 | 100 | 1970 | 1970 | 3 | 20 | 1,320 | |
| 2 | 0940 | SHEDS/PORT | 0 | 0 | 8 | 8 | 64.00 | SF | 30.00 | 30.00 | 100 | 1990 | 1990 | 3 | 20 | 384 | |
| 3 | 0812 | CONCRETE C | 0 | 0 | 0 | 0 | 2,100.00 | SF | 4.00 | 4.00 | 100 | 2017 | 2017 | 3 | 96 | 8,064 | |

## LAND DESCRIPTION

TOTAL OB/XF 9,768

| 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 | OR | 0.00 | 0.00 | 2.50 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 87,500 | | | | | | | |

REVIEW DATE 07/08/2020 BY TWA Total Acres: 2.50 Total Land Value: 87,500 Market: 0 Agricultural: 0 Common: 87,500 PRINTED 07/30/2025 BY SYS