PT JOHN LOW GRANT
SEC 37-2N-27E & PT JOHN D
VAUGHAN GRANT SEC 38-2N-27E IN

YULEE METHODIST CHURCH INC
PO BOX 127
YULEE, FL 32041-0127

2025

37-2N-27-0000-0001-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

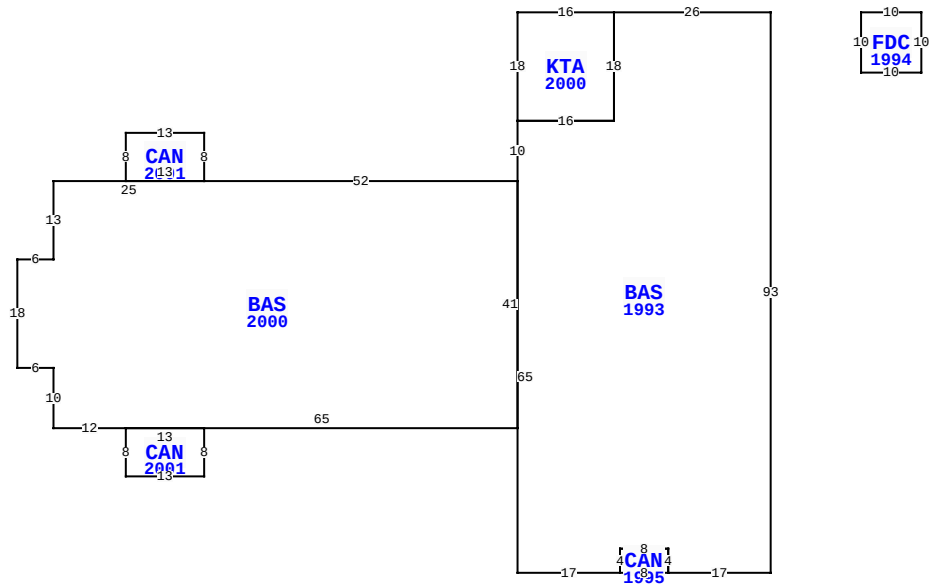
ELEMENT	CD	CONSTRUCTION
Exterior Wall	16	WD FR STUC 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	05	ASPH TILE 20
Ceiling	04	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		17 100
Frame	02	WOOD FRAME 100
Story Height		20 100
RMS		9 100
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	4002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,586	100	1993	3,586	555,422
BAS	3,265	100	2000	3,265	505,703
CAN	32	30	1995	10	1,549
CAN	104	30	2001	31	4,801
CAN	104	30	2001	31	4,801
FDC	100	40	1994	40	6,195
KTA	288	110	2000	317	49,099
TOTALS	7,479			7,280	1,127,570

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	7,280	115.2624	180.10	1,311,128	1992	1996	0	0	0	14.00	86.00

1 CHURCH – 0% - 2025 Heated Area: 7139 HX Base Yr



86003 CHRISTIAN WAY, YULEE

BLD DATE			LGL DATE		
XF DATE	02/04/2022	KK	LAND DATE	04/25/2025	DC
INC DATE			AG DATE		

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		1,127,570
TOTAL MARKET OB/XF VALUE		34,658
TOTAL LAND VALUE - MARKET		1,871,600
TOTAL MARKET VALUE		3,033,828
SOH/AGL Deduction		0
ASSESSED VALUE		3,033,828
TOTAL EXEMPTION VALUE	02	3,033,828
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		3,033,828
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,400,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1632911	STORAGE SHED	12,853	08/01/2016
R1615268	ROOF	42,000	08/01/2016
B25077	REMODEL	2,475	08/01/2011
R11757	REPAIR/RRF	1,200	02/01/2009
B21841	ADDITION	2,000	09/01/2008
P3856	NEW CONSTR	0	05/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1492	3/19/2024	QC	U	I	11	100
GRANTOR: YULEE UNITED METHODIS						
GRANTEE: YULEE METHODIST CHU						
1049/1868	4/16/2002	QC	U	I	07	100
GRANTOR: RAYONIER TIMBERLNDS O						
GRANTEE: YULEE UNITED METHOD						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 KTA=[YR=2000] W16 S18 E16 N18$ S18 W16 S10
BAS=[YR=2000] W52 CAN=[YR=2001] N8 W13 S8 E13$ W25 S13 W6
S18 E6 S10 E12 CAN=[YR=2001] S8 E13 N8 W13$ E65 N41$ S65 E17
CAN=[YR=1995] E8 N4 W8 S4$ N4 E8 S4 E17 N93$ PTR=E15
FDC=[YR=1994] E10 S10 W10 N10$ W15$.

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	0803	ASPHALT C	0	0	0	0	14,400.00	SF	2.00	2.00	100	2005	2005	3	54	15,552	
2	0810	CONCRETE A	0	0	0	0	357.00	SF	6.50	6.50	100	1992	1992	3	62	1,439	
3	0972	ST LGHT UN	0	0	0	0	4.00	UT	1,265.00	1,265.00	100	2010	2010	3	76	3,846	
4	0648	LIGHTS-AV	0	0	0	0	2.00	UT	140.00	140.00	100	1996	1996	3	20	56	
5	0811	CONCRETE B	0	0	51	10	510.00	SF	5.20	5.20	100	2000	2000	3	77	2,042	
6	0940	SHEDS/PORT	0	0	10	10	100.00	SF	30.00	30.00	100	2001	2001	3	20	600	
7	0940	SHEDS/PORT	0	0	24	12	288.00	SF	30.00	30.00	100	2016	2016	3	70	6,048	
8	0811	CONCRETE B	0	0	0	0	690.00	SF	5.20	5.20	100	2016	2016	3	95	3,409	
9	0443	STK FNC 6'	0	0	0	0	29.00	LF	10.00	10.00	100	2016	2016	3	70	203	
10	0810	CONCRETE A	0	0	10	8	80.00	SF	6.50	6.50	100	2016	2016	3	95	494	

TOTAL OB/XF 33,689

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	0004	OR	0.00	0.00	243,065.00	SF		1.00	1.00	0.55	14.00	7.70	1,871,600							

REVIEW DATE 02/04/2022 BY KK Total Acres: 5.58 Total Land Value: 1,871,600 Market: 0 Agricultural: 0 Common: 1,871,600 PRINTED 07/30/2025 BY SYS

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7100	CHURCHES	
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NEIGHBORHOOD/LOC	4002.00		

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TOTALS					

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TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,400,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4290	H/AC	10,000	07/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1492	3/19/2024	QC	U	I	11	100
GRANTOR: YULEE UNITED METHODIS						
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GRANTOR: RAYONIER TIMBERLNDS O						
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BUILDING NOTES

BUILDING DIMENSIONS

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
11	1242	WD DECK A	0	0	8	3	24.00	SF	10.00	10.00	100	2016	2016	3	70	168	
12	0463	FENCE GATE	0	0	0	0	3.00	UT	300.00	300.00	100	2016	2016	3	89	801	

LAND DESCRIPTION

TOTAL OB/XF 969

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

REVIEW DATE 02/04/2022 BY KK Total Acres: 5.58 Total Land Value: 1,871,600 Market: 0 Agricultural: 0 Common: 1,871,600 PRINTED 07/30/2025 BY SYS