

CHURCH OF JESUS CHRIST OF LATTER-DAY SAINTS CORP
TAX ADMIN 22ND FLR RE 531-1403, 50 E NORTH TEMPLE ST
SALT LAKE CITY, UT 84150-0001

37-4N-24-2300-0023-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																	
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																																																	
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																																															
Exterior Wall	20	FACE BRICK 80								7101	04	7,172	100.4700	156.98	1,125,861	1988	1988		0	0	23.89	76.11	VALUATION BY																																														
Exterior Wall	05	AVERAGE 20								1 CHURCH - 0% - 0														Heated Area: 7172								HX Base Yr								STANDARD																													
Roof Structur	04	WOOD TRUSS 100																						Tax Group: 4								Tax Dist:																																					
Roof Cover	03	COMP SHNGL 100																						BUILDING MARKET VALUE								856,893																																					
Interior Wall	05	DRYWALL 80																						TOTAL MARKET OB/XF VALUE								97,851																																					
Interior Wall	08	DECORATIVE 20																						TOTAL LAND VALUE - MARKET								113,100																																					
Interior Floo	14	CARPET 90																						TOTAL MARKET VALUE								1,067,844																																					
Interior Floo	11	CLAY TILE 10																						SOH/AGL Deduction								282,137																																					
Ceiling	02	F.NOT SUS 100																						ASSESSED VALUE								785,707																																					
Air Condition	03	CENTRAL 100																						TOTAL EXEMPTION VALUE								02 785,707																																					
Heating Type	04	AIR DUCTED 100																						BASE TAXABLE VALUE								0																																					
Fixtures		11 100																						TOTAL JUST VALUE								1,067,844																																					
Frame	03	MASONRY 100																						NCON VALUE								0																																					
Story Height		13 100																						INCOME VALUE																																													
RMS		19 100																						PREVIOUS YEAR MKT VALUE								1,079,585																																					
Stories	1.	1. 100																																																																			
Units		0 100																																																																			
BUD8 Adjustme	04	DIST 01 100																																																																			
Quantity	00	ONE 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	3,198	100	1993	3,198	382,089																																																																
BAS	3,974	100	2010	3,974	474,804																																																																
TOTALS										7,172				7,172	856,893																																																						
EXTRA FEATURES										3741 HEAVENLY LN, HILLIARD										BLD DATE 04/27/2022										KK										LGL DATE										05/09/2025										MLU									
																				XF DATE 04/27/2022										KK										LAND DATE																													
																				INC DATE																				AG DATE																													
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																																																				
1	0511	GARAGE CB-	0	0	20	10	200.00	SF	16.00	16.00	100	1988	1988	3	52	1,664																																																					
2	0972	ST LGHT UN	0	0	0	0	4.00	UT	2,530.00	2,530.00	100	1988	1988	3	25	2,530																																																					
3	0803	ASPHALT C	0	0	0	0	19,694.00	SF	2.00	2.00	100	1988	1988	3	50	19,694																																																					
4	0810	CONCRETE A	0	0	300	6	1,800.00	SF	6.50	6.50	100	1988	1988	3	52	6,084																																																					
5	0810	CONCRETE A	0	0	0	0	250.00	SF	6.50	6.50	100	1988	1988	3	52	845																																																					
6	0803	ASPHALT C	0	0	0	0	7,137.00	SF	2.00	2.00	100	1990	1990	3	50	7,137																																																					
7	1127	BRICK 8"	0	0	8	6	48.00	SF	11.00	11.00	100	1988	1988	3	83	438																																																					
8	0400	CONC CURB	0	0	0	0	1,818.00	LF	15.00	15.00	100	1988	1988	3	62	16,907																																																					
9	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	100	1990	1990	3	26	78																																																					
10	0803	ASPHALT C	0	0	0	0	10,015.00	SF	2.00	2.00	100	2010	2010	3	64	12,819																																																					
LAND DESCRIPTION										TOTAL OB/XF										68,196																																																	
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.80	AC		1.00	1.00	1.00	19,500.00	19,500.00	113,100																																																				

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REVIEW DATE	04/27/2022	BY	KK	Total Acres: 5.80	Total Land Value: 113,100	Market: 0	Agricultural: 0	Common: 113,100	PRINTED 07/30/2025 BY SYS
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