OR 211/18

CHURCH FRIENDSHIP BAPTIST
C/O GAIL WALTERS, PO BOX 652
YULEE, FL 32041

2025

38-2N-27-0000-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

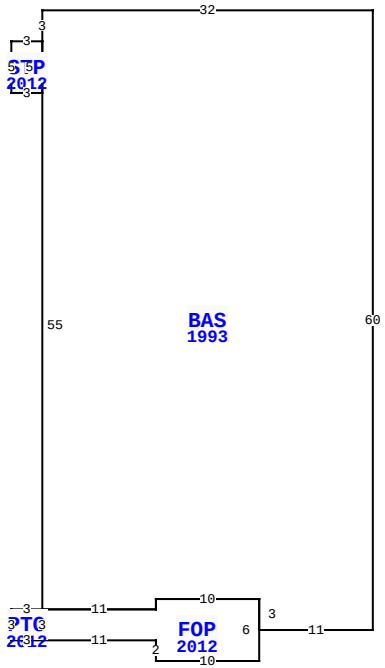
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		2 100
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	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,868	100	1993	1,868	173,788
FOP	93	30	2012	28	2,605
PTO	9	5	2012	0	0
STP	15	10	2012	2	186
TOTALS	1,985			1,898	176,579

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	1,898	87.8850	137.32	260,633	1965	1965	0	0	0	32.25	67.75

1 CHURCH – 0% - 0 Heated Area: 1868 HX Base Yr



85834 MINER RD, YULEE

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		273,630
TOTAL MARKET OB/XF VALUE		6,606
TOTAL LAND VALUE - MARKET		55,000
TOTAL MARKET VALUE		335,236
SOH/AGL Deduction		111,179
ASSESSED VALUE		224,057
TOTAL EXEMPTION VALUE	02	224,057
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		335,236
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		338,555

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1248/1957	7/29/2004	QC	Q	I	06	100
GRANTOR: MACK B L ETAL						
GRANTEE: MACK R L ETAL						
0211/0018	1/01/1976	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S3 STP=[YR=2012] W3 S5 E3 N5$ S55
PTO=[YR=2012] W3 S3 E3 FOP=[YR=2012] E11 S2 E10 N6 W10 S1
W11 S3$ N3$E11 N1 E10 S3 E11 N60$.

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	8	96.00	SF	30.00	30.00	100	2000	2000	3	20	576	
2	1126	CB/STC 8"	0	0	0	0	84.00	SF	8.00	8.00	100	1980	1980	3	30	202	
3	0810	CONCRETE A	0	0	7	5	35.00	SF	6.50	6.50	100	1980	1980	3	30	68	
4	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2000	2000	3	48	2,429	
5	0811	CONCRETE B	0	0	0	0	832.00	SF	5.20	5.20	100	2000	2000	3	77	3,331	

LAND DESCRIPTION

TOTAL OB/XF 6,606

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	0003	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	55,000.00	55,000.00	55,000							

REVIEW DATE 02/04/2022 BY KK Total Acres: 1.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS

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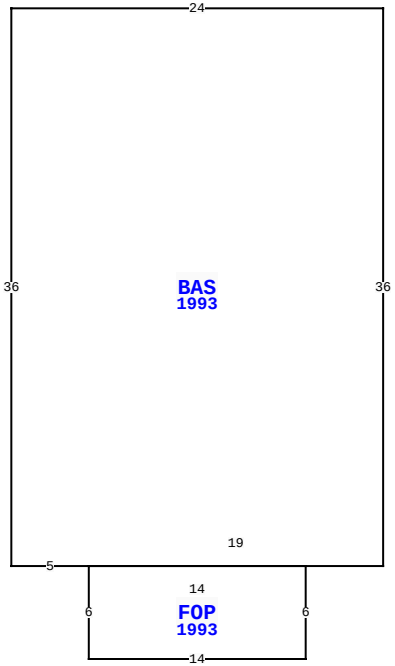
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		7 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
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	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	94,322
FOP	84	30	1993	25	2,729
TOTALS	948			889	97,051

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	889	87.8850	137.32	122,077	1983	1983	0	0	0	20.50	79.50

2 CHURCH – 0% - 0 Heated Area: 864 HX Base Yr



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NASSAU COUNTY PROPERTY

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GRANTEE: MACK R L ETAL						
0211/0018	1/01/1976	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S36 E5 FOP=[YR=1993] S6 E14 N6 W14 $ E19 N36 $.

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 02/04/2022 BY KK Total Acres: 1.00 Total Land Value: 55,000 Market: 0 Agricultural: 0 Common: 55,000 PRINTED 07/30/2025 BY SYS