

PT JOHN LOWE GRANTS
SEC'S 42-2N-27E & 51-3N-27E
IN DBK 56/206,DBK 123/300,

FIRST BAPTIST CHURCH OF YULEE
P O BOX 344
YULEE, FL 32041-0344

2025

42-2N-27-0000-0042-0000



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 90
Interior Wall	03	PLASTER 10
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures	8	100
Frame	03	MASONRY 100
Common Wall	4	100
Story Height	12	100
RMS	3	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	2,454	100	1993	2,454	298,641
FOP	96	30	1993	29	3,530
FOP	32	30	2012	10	1,217
STP	20	10	2012	2	243
TOTALS	2,602			2,495	303,631

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	0	18	8		144.00	SF 6.50
2	0810	CONCRETE A	0	0	0	0		168.00	SF 6.50
3	0810	CONCRETE A	0	0	0	0		246.00	SF 6.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	007100	C	CHURCH	0	0006	RM	90.00	190.00	2.00

REVIEW DATE 08/04/2022 BY KK

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
7101	04	2,495	99.8550	156.02	389,270	1964	1980	0	0	22.00	78.00
1 CHURCH - 0% - 0											
Heated Area: 2454											
HX Base Yr											
86584 PINEWOOD DR, YULEE											
BLD DATE 08/04/2022 KK LGL DATE 08/04/2022 KK											
XF DATE 08/04/2022 KK LAND DATE 08/04/2022 KK											
INC DATE AG DATE											

TOTAL OB/XF									
1,677									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	007100	C	CHURCH	0	0006	RM	90.00	190.00	2.00

TOTAL OB/XF									
1,677									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	007100	C	CHURCH	0	0006	RM	90.00	190.00	2.00

Total Acres: 0.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE		601,794	
TOTAL MARKET OB/XF VALUE		1,677	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		723,471	
SOH/AGL Deduction		310,680	
ASSESSED VALUE		412,791	
TOTAL EXEMPTION VALUE	02	412,791	
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		723,471	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		686,712	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22008760	RE - ROOF	29,000	06/07/2022
E996439	NEW CONSTR	2,000	11/01/1999
B9906412	ADDITION	119,700	09/01/1999

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
0272/0547	8/15/1978	WD	U	I	17
GRANTOR: LIL' CHAMP FOOD STORE					
GRANTEE: FIRST BAPTIST CHURCH					
0123/0300	6/14/1944	WD	U	I	17
GRANTOR: PRINCE G E & MATTIE (					
GRANTEE: THE COLORED FIRST B					

BUILDING NOTES					
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BUILDING DIMENSIONS					
BAS=[YR=1993] W20 N5 W10 S5 W2 S3 STP=[YR=2012] W4 S5 E4 N5\$ S53 W10 S10 FOP=[YR=1993] S8 E12 N8 W12\$ E12 S8 E10 FOP=[YR=2012] E8 N4 W8 S4\$ N4 E8 S4 E10 N8 E2 N66\$.					

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