

E'LY 100 FT OF LOT 5  
 IN OR 1831/1395  
 SUB OF CHARLOTTE STEVENS LAND

CELEBRATION ASSEMBLY OF GOD INC OF YULEE  
 PO BOX 579  
 YULEE, FL 32041

**2025**

42-2N-27-4480-0005-0010  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																																																										
ELEMENT	CD	CONSTRUCTION								TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY																																																								
																				<b>VALUATION BY</b> Tax Group: 4 Tax Dist: STANDARD <b>BUILDING MARKET VALUE</b> 0 <b>TOTAL MARKET OB/XF VALUE</b> 0 <b>TOTAL LAND VALUE - MARKET</b> 60,000 <b>TOTAL MARKET VALUE</b> 60,000 <b>SOH/AGL Deduction</b> 28,626 <b>ASSESSED VALUE</b> 31,374 <b>TOTAL EXEMPTION VALUE</b> 0 <b>BASE TAXABLE VALUE</b> 31,374 <b>TOTAL JUST VALUE</b> 60,000 <b>NCON VALUE</b> 0 <b>INCOME VALUE</b> <b>PREVIOUS YEAR MKT VALUE</b> 50,000																																																										
																				<b>PERMIT NUM</b> <b>DESCRIPTION</b> <b>AMT</b> <b>ISSUED</b>    																																																										
																				<b>SALES DATA</b> <table border="1"> <thead> <tr> <th>OFF RECORD Number</th> <th>DATE</th> <th>TYPE INST</th> <th>Q / U</th> <th>V / I</th> <th>RSN CD</th> <th>SALE PRICE</th> </tr> </thead> <tbody> <tr> <td>1831/1395</td> <td>12/14/2012</td> <td>PR</td> <td>U</td> <td>V</td> <td>17</td> <td>18,000</td> </tr> <tr> <td colspan="7">GRANTOR: DAVIS MARK DUNCAN P/R</td> </tr> <tr> <td colspan="7">GRANTEE: CELEBRATION ASSEMBL</td> </tr> <tr> <td>0298/0600</td> <td>8/01/1979</td> <td>WD</td> <td>U</td> <td>V</td> <td></td> <td>1,500</td> </tr> <tr> <td colspan="7">GRANTOR:</td> </tr> <tr> <td colspan="7">GRANTEE:</td> </tr> </tbody> </table>										OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	1831/1395	12/14/2012	PR	U	V	17	18,000	GRANTOR: DAVIS MARK DUNCAN P/R							GRANTEE: CELEBRATION ASSEMBL							0298/0600	8/01/1979	WD	U	V		1,500	GRANTOR:							GRANTEE:						
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<b>TOTALS</b> <b>EXTRA FEATURES</b>										RADIO AV, YULEE BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE 05/08/2025 MLU																																																										
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																																																														
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<b>REVIEW DATE</b> 05/08/2025 <b>BY</b> MLU <b>Total Acres:</b> 0.00 <b>Total Land Value:</b> 60,000 <b>Market:</b> 0 <b>Agricultural:</b> 0 <b>Common:</b> 60,000 <b>PRINTED 07/30/2025 BY SYS</b>																																																																														