PT OF LOT 7
IN OR 2730 PG 1800
YULEE FARMS SUB 1 PB 2/37

ONE BAPTIST CHURCH JAX INC
850891 HWY 17
YULEE, FL 32097

2025

42-2N-27-4500-0007-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

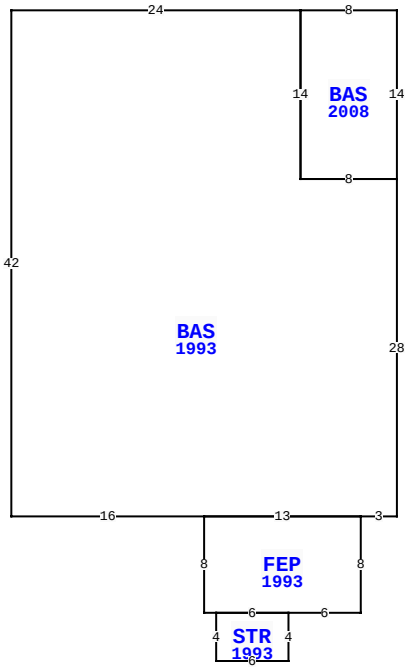
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4052.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1993	1,232	107,189
BAS	112	100	2008	112	9,744
FEP	104	80	1993	83	7,221
STR	24	10	1993	2	174
TOTALS	1,472			1,429	124,328

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	113.3600	113.36	161,991	1940	1960	0	0	0	23.25	76.75

1 SINGLE FAM – 0% - 2025 Heated Area: 1344 HX Base Yr



85094 WILSON ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	124,328
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	120,700
TOTAL MARKET VALUE	245,028
SOH/AGL Deduction	0
ASSESSED VALUE	245,028
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	245,028
TOTAL JUST VALUE	245,028
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,120

ALSO SEE CHURCH PROPERTY @ 85050 SUTTON PL __ PRC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6211	REMODEL	7,800	01/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2730/1800	8/05/2024	QC	U	I	11	100
GRANTOR: HEDGES BAPTIST CHURCH						
GRANTEE: ONE BAPTIST CHURCH						
0414/0046	3/01/1984	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-8,0] W24 S42 E16 E13 E3 N28 W8 N14 $
BAS=[YR=2008;ORIG=0,0] W8 S14 E8 N14 $
FEP=[YR=1993;ORIG=-16,42] S8 E1 E6 E6 N8 W13 $
STR=[YR=1993;ORIG=-15,50] S4 E6 N4 W6 $
.

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
1	000100	C	RES	0		RM	200.00	300.00	1.42	AC		1.00	1.00	1.00	85,000.00	85,000.00	120,700							

REVIEW DATE 05/05/2025 BY KWA Total Acres: 0.00 Total Land Value: 120,700 Market: 0 Agricultural: 0 Common: 120,700 PRINTED 07/30/2025 BY SYS