PT LOT 10 IN SEC 43 & 48
THIGPEN SURVEY DB 39/356

CEMETERY PROPERTY
C/O MT ZION BAPTIST CHURCH, 76304 LONG LEAF LOOP
YULEE, FL 32097

2025

42-3N-28-5080-0010-0030

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7600	MORTUARY/CEMETERY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

97155 GLEN ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		2,394
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		87,394
SOH/AGL Deduction		34,686
ASSESSED VALUE		52,708
TOTAL EXEMPTION VALUE	15	52,708
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		87,394
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		82,437

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0421	CL FNC 3'	0	0	0	0	921.00	LF	4.00	4.00	100	1980	1980	3	20	737	
2	0810	CONCRETE A	0	0	0	0	331.00	SF	6.50	6.50	100	2000	2000	3	77	1,657	

LAND DESCRIPTION

TOTAL OB/XF 2,394

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	007610	C	CEMETERY	0	0006	PUD	0.00	0.00	1.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	85,000							

REVIEW DATE 07/13/2020 BY KWA Total Acres: 1.00 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/30/2025 BY SYS