PT JOHN LOWE GRANT
SEC 43-3N-28E IN OR 1263/671

CHESTER CHURCH OF GOD AT YULEE/ADAMS ROBERT TRUSTE
96984 BLACKROCK RD
YULEE, FL 32097

2025

43-3N-28-0000-0015-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	15	CONC BLOCK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		10 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		4 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

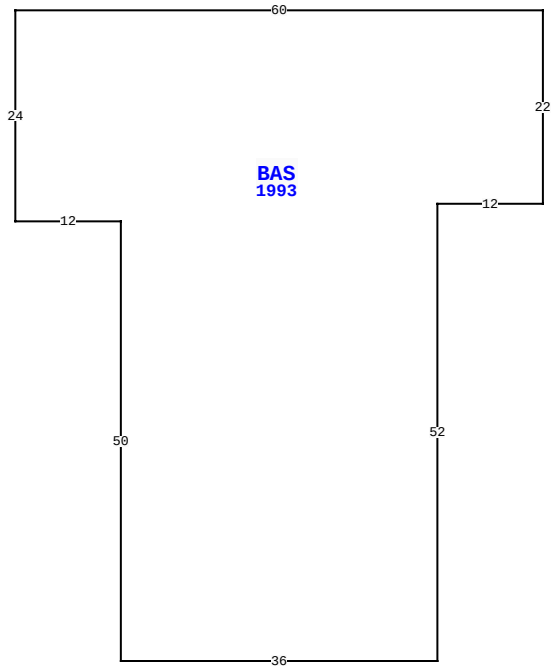
DOR CODE 7100 CHURCHES
MAP NUM | MKT AREA 04
NEIGHBORHOOD/LOC 4031.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,216	100	1993	3,216	326,087
TOTALS	3,216			3,216	326,087

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,216	91.4004	142.81	459,277	1967	1980	0	0	0	29.00	71.00

1 CHURCH – 0% - 0 Heated Area: 3216 HX Base Yr



96984 BLACKROCK RD, YULEE

BLD DATE	07/01/2021	KK	LGL DATE	
XF DATE	07/01/2021	KK	LAND DATE	04/11/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		672,078
TOTAL MARKET OB/XF VALUE		3,192
TOTAL LAND VALUE - MARKET		77,350
TOTAL MARKET VALUE		752,620
SOH/AGL Deduction		169,495
ASSESSED VALUE		583,125
TOTAL EXEMPTION VALUE	02	583,125
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		752,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M1906283	H/AC	0	06/13/2019
R1801358	REPAIR/RRF	8,000	02/07/2018
8543	CHNGE SRVC	0	11/05/1992
8529	H/AC	10,290	10/29/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1263/0671	9/13/2004	WD	Q	I	06	100
GRANTOR: CHURCH OF GOD						
GRANTEE: CHESTER CHURCH OF G						
0202/0118	1/01/1975	WD	Q	I		65,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W60 S24 E12 S50 E36 N52 E12 N22$.

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	0811	CONCRETE B	0	0	0	0	804.00	SF	5.20	5.20	100	1967	1967	3	20	836	
2	1242	WD DECK A	0	0	0	0	539.00	SF	10.00	10.00	100	1985	1985	3	20	1,078	
3	0810	CONCRETE A	0	0	0	0	155.00	SF	6.50	6.50	100	1990	1990	3	57	574	
4	0968	STAIRS	0	0	0	0	1.00	SF	200.00	200.00	100	1967	1967	3	100	200	
5	0940	SHEDS/PORT	0	0	12	7	84.00	SF	30.00	30.00	100	1967	1967	3	20	504	

LAND DESCRIPTION

TOTAL OB/XF 3,192

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	0006	RSF-1	0.00	0.00	0.52	AC		1.00	1.00	1.75	85,000.00	148,750.00	77,350							

REVIEW DATE 07/01/2021 BY TW Total Acres: 0.52 Total Land Value: 77,350 Market: 0 Agricultural: 0 Common: 77,350 PRINTED 07/30/2025 BY SYS

PT JOHN LOWE GRANT
SEC 43-3N-28E IN OR 1263/671

CHESTER CHURCH OF GOD AT YULEE/ADAMS ROBERT TRUSTE
96984 BLACKROCK RD
YULEE, FL 32097

2025

43-3N-28-0000-0015-0010

BUILDING CHARACTERISTICS

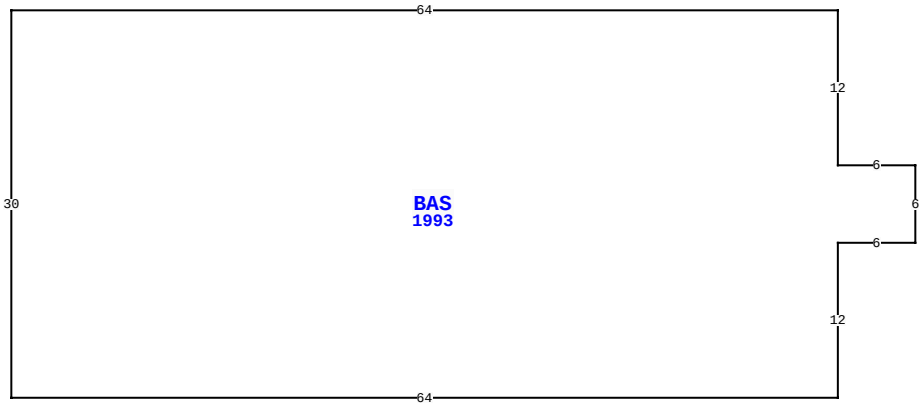
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	19	COMMON BRK 30
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	06	VINYL ASB 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	03	MASONRY 100
Story Height		8 100
RMS		4 100
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	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,956	100	1993	1,956	170,040
TOTALS	1,956			1,956	170,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	1,956	74.1825	115.91	226,720	1967	1980	0	0	0	25.00	75.00

2 CHURCH – 0% - 0 Heated Area: 1956 HX Base Yr



96984 BLACKROCK RD, YULEE

BLD DATE	07/01/2021	KK	LGL DATE	
XF DATE	07/01/2021	KK	LAND DATE	04/11/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		672,078
TOTAL MARKET OB/XF VALUE		3,192
TOTAL LAND VALUE - MARKET		77,350
TOTAL MARKET VALUE		752,620
SOH/AGL Deduction		169,495
ASSESSED VALUE		583,125
TOTAL EXEMPTION VALUE	02	583,125
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		752,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1263/0671	9/13/2004	WD	Q	I	06	100
GRANTOR: CHURCH OF GOD						
GRANTEE: CHESTER CHURCH OF G						
0202/0118	1/01/1975	WD	Q	I		65,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W6 N12 W64 S30 E64 N12 E6 N6$.

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 07/01/2021 BY TW Total Acres: 0.52 Total Land Value: 77,350 Market: 0 Agricultural: 0 Common: 77,350 PRINTED 07/30/2025 BY SYS

PT JOHN LOWE GRANT
SEC 43-3N-28E IN OR 1263/671

CHESTER CHURCH OF GOD AT YULEE/ADAMS ROBERT TRUSTE
96984 BLACKROCK RD
YULEE, FL 32097

2025

43-3N-28-0000-0015-0010

BUILDING CHARACTERISTICS

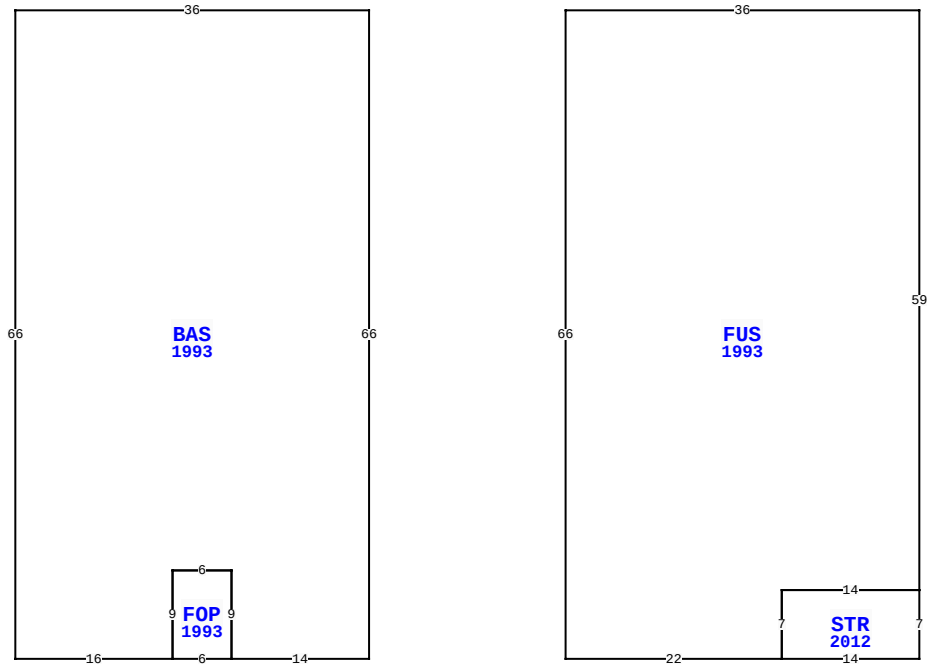
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 80
Exterior Wall	19	COMMON BRK 20
Roof Structur	02	SHED 100
Roof Cover	02	ROLL COMP 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		6 100
Frame	03	MASONRY 100
Story Height		9 100
RMS		4 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4031.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,322	100	1993	2,322	88,317
FOP	54	30	1993	16	609
FUS	2,278	100	1993	2,278	86,644
STR	98	10	2012	10	380
TOTALS	4,752			4,626	175,951

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7102	04	4,626	53.7856	59.43	274,923	1967	1975	0	0	0	36.00	64.00

3 EDU RELGUS – 0% - 0 Heated Area: 4600 HX Base Yr



BLD DATE	07/01/2021	KK	LGL DATE	
XF DATE	07/01/2021	KK	LAND DATE	04/11/2025 MLU
INC DATE			AG DATE	

96984 BLACKROCK RD, YULEE

NASSAU COUNTY PROPERTY

PAGE 3 of 3 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		672,078
TOTAL MARKET OB/XF VALUE		3,192
TOTAL LAND VALUE - MARKET		77,350
TOTAL MARKET VALUE		752,620
SOH/AGL Deduction		169,495
ASSESSED VALUE		583,125
TOTAL EXEMPTION VALUE	02	583,125
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		752,620
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		758,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1263/0671	9/13/2004	WD	Q	I	06	100
GRANTOR: CHURCH OF GOD						
GRANTEE: CHESTER CHURCH OF G						
0202/0118	1/01/1975	WD	Q	I		65,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S66 E16 FOP=[YR=1993] E6 N9 W6 S9$ N9 E6 S9 E14 N66$ PTR= E20 FUS=[YR=1993] E36 S59 STR=[YR=2012] S7 W14 N7 E14$ W14 S7 W22 N66$ W20$.

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 07/01/2021 BY TW Total Acres: 0.52 Total Land Value: 77,350 Market: 0 Agricultural: 0 Common: 77,350 PRINTED 07/30/2025 BY SYS