PT JOHN BELLANY GRANT
SEC 44-3N-26E IN OR 2006/518
1983 MANA SW/MH

ST JAMES BAPTIST CHURCH
153037 CR 108
YULEE, FL 32097

2025

44-3N-26-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

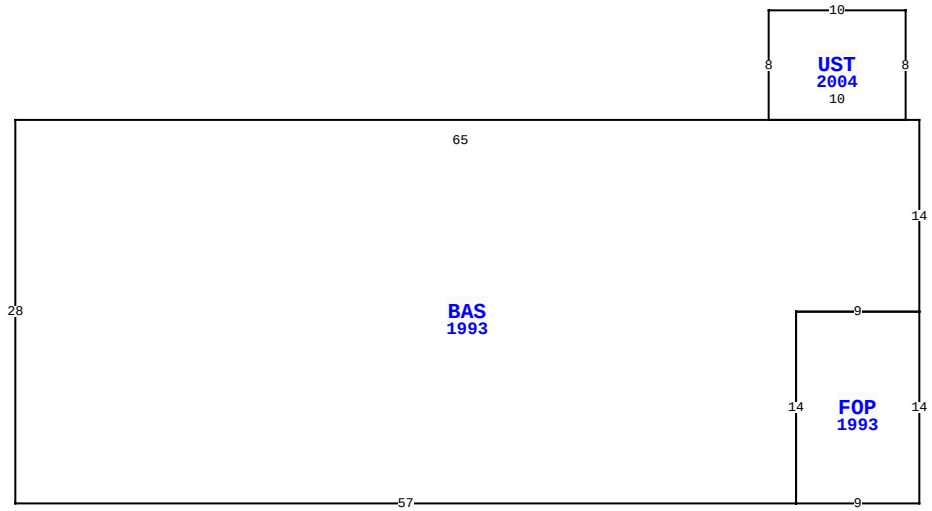
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,722	100	1993	1,722	48,767
FOP	126	30	1993	38	1,076
UST	80	55	2004	44	1,246
TOTALS	1,928			1,804	51,089

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,804	118.0000	94.40	170,298	1983	1988	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1722 HX Base Yr



153033 CR 108, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	51,089
TOTAL MARKET OB/XF VALUE	2,100
TOTAL LAND VALUE - MARKET	101,500
TOTAL MARKET VALUE	154,689
SOH/AGL Deduction	42,353
ASSESSED VALUE	112,336
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,336
TOTAL JUST VALUE	154,689
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	177,373

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3976	N/A	27,000	03/26/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2006/0518	9/30/2015	WD	U	I	17	83,000
GRANTOR: COONER BRENDA MAYES &						
GRANTEE: ST JAMES BAPTIST CH						
1970/0132	3/23/2015	FJ	U	I	11	0
GRANTOR: COONER JOHN FRANKLIN						
GRANTEE: COONER BRENDA MAYES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 UST=[YR=2004] N8 W10 S8 E10$ W65 S28 E57
FOP=[YR=1993] E9 N14 W9 S14$ N14 E9 N14$.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 2,100

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	000100	C	RES	0		OR	0.00	0.00	2.90	AC		1.00	1.00	1.00	35,000.00	35,000.00	101,500							

REVIEW DATE 11/22/2022 BY KBA Total Acres: 2.90 Total Land Value: 101,500 Market: 0 Agricultural: 0 Common: 101,500 PRINTED 07/30/2025 BY SYS