

LOTS 9 35 36 37
IN OR 1960/759
NORTH YULEE PB 2/26

CHRIST FELLOWSHIP OF NE FL INC
P O BOX 1478
YULEE, FL 32041

2025

50-3N-27-4720-0009-0000



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	PAGE 1 of 4														
Exterior Wall	19	COMMON BRK 80	7101	04	3,744	95.7900	149.67	560,364	1990	1990	0	0	24.75	75.25	VALUATION SUMMARY														
Exterior Wall	05	AVERAGE 20	1 CHURCH - 0% - 0												Heated Area: 3580														
Roof Structur	04	WOOD TRUSS 100													HX Base Yr														
Roof Cover	03	COMP SHNGL 100																											
Interior Wall	05	DRYWALL 100																											
Interior Floo	14	CARPET 100																											
Ceiling	01	FIN.SUSPD 100																											
Air Condition	03	CENTRAL 100																											
Heating Type	04	AIR DUCTED 100																											
Fixtures	03	6 100																											
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													
NEIGHBORHOOD/LOC	4051.00															04													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																								
BAS	3,580	100	1993	3,580	403,204																								
FOP	488	30	1993	146	16,444																								
STP	30	10	1993	3	338																								
STP	30	10	2012	3	338																								
STP	36	10	2012	4	451																								
STP	36	10	2012	4	451																								
STP	36	10	2012	4	451																								
TOTALS	4,236			3,744	421,674																								
EXTRA FEATURES															850989 US HWY 17, YULEE														
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												
1	0803	ASPHALT C	0	0	0	0	10,909.00	SF	2.00	2.00	100	1990	1990	3	50	10,909													
2	0100	BAR-B-Q	0	0	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40													
3	0803	ASPHALT C	0	0	0	0	7,904.00	SF	2.00	2.00	100	1994	1994	3	50	7,904													
4	0810	CONCRETE A	0	0	0	0	1,947.00	SF	6.50	6.50	100	1994	1994	3	66	8,353													
5	0812	CONCRETE C	0	0	0	0	1,146.00	SF	4.00	4.00	100	1991	1991	3	59.5	2,727													
6	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	6.50	100	1990	1990	3	57	241													
7	0402	CONC BUMPE	0	0	0	0	18.00	UT	25.00	25.00	100	1990	1990	3	66	297													
8	0402	CONC BUMPE	0	0	0	0	32.00	UT	25.00	25.00	100	2000	2000	3	83	664													
9	0810	CONCRETE A	0	0	17	5	85.00	SF	6.50	6.50	100	1990	1990	3	57	315													
10	0819	CONC 12"	0	0	18	9	162.00	SF	9.50	9.50	100	1990	1990	3	57	877													
LAND DESCRIPTION										TOTAL OB/XF										32,327									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	4.57	AC		1.00	1.00	1.00	80,000.00	80,000.00	365,600												
2	007100	C	CHURCH	0	0004	OR	0.00	0.00	46,600.00	SF		1.00	1.00	1.00	4.00	4.00	186,400												
REVIEW DATE 08/23/2022 BY HSA Total Acres: 4.57 Total Land Value: 552,000 Market: 0 Agricultural: 0 Common: 552,000 PRINTED 07/30/2025 BY SYS																													

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		0 100
Frame	01	TYP WD 100
Story Height		8 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	7100	CHURCHES
MAP NUM		MKT AREA 04
NEIGHBORHOOD/LOC	4051.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	1993	900	103,306
FOP	84	30	1993	25	2,870

TOTALS	984			925	106,176
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
21	0443	STK FNC 6'	0	0	0	0	20.00	LF	10.00	10.00	
22	0463	FENCE GATE	0	0	0	0	1.00	UT	300.00	300.00	
23	0810	CONCRETE A	0	0	6	6	36.00	SF	6.50	6.50	
24	0681	POLE SHED	0	0	10	9	90.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
7101	04	925	86.9400	135.84	125,652	1993	1993	0	0	0	15.50	84.50	
4 CHURCH - 0% - 0													
Heated Area: 900													
HX Base Yr													
850989 US HWY 17, YULEE													
BLD DATE 11/08/2017 KK LGL DATE 03/18/2025 MLU													
XF DATE													
INC DATE													

NASSAU COUNTY PROPERTY		PAGE 3 of 4	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		1, 693, 762	
TOTAL MARKET OB/XF VALUE		50, 138	
TOTAL LAND VALUE - MARKET		552, 000	
TOTAL MARKET VALUE		2, 295, 900	
SOH/AGL Deduction		700, 349	
ASSESSED VALUE		1, 595, 551	
TOTAL EXEMPTION VALUE		02	1, 595, 551
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		2, 295, 900	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		2, 147, 524	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1960/0759	12/15/2014	WD	U	I	17	520,000	
GRANTOR: FLORIDA DISTRICT CHUR							
GRANTEE: CHRIST FELLOWSHIP 0							
1470/0626	1/09/2007	WD	U	I	07	100	
GRANTOR: NASSAU NAZARENE FELLO							
GRANTEE: NASSAU CHURCH OF TH							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W30 S30 E8 FOP=[YR=1993] S6 E14 N6 W14\$ E22 N30\$.											

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	25	MOD METAL 100			
Roof Structur	10	STEEL FRME 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 100			
Ceiling	01	FIN.SUSPD 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Fixtures		7 100			
Frame	05	STEEL 100			
Story Height		9 100			
RMS		10 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	03	Quality Level 03			
DOR CODE	7100	CHURCHES			
MAP NUM		MKT AREA			04
NEIGHBORHOOD/LOC	4051.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,780	100	1999	3,780	364,652
TOTALS	3,780			3,780	364,652

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
7102	04	3,780	93.8742	103.73	392,099	1999	1999		0	0	7.00	93.00	
6 EDU RELGUS - 0% - 0													
Heated Area: 3780													
HX Base Yr													
850989 US HWY 17, YULEE													
BLD DATE 11/08/2017 KK LGL DATE 03/18/2025 MLU													
XF DATE INC DATE													

NASSAU COUNTY PROPERTY										PAGE 4 of 4		4
VALUATION SUMMARY												
VALUATION BY								STANDARD				
Tax Group: 4								Tax Dist:				
BUILDING MARKET VALUE								1,693,762				
TOTAL MARKET OB/XF VALUE								50,138				
TOTAL LAND VALUE - MARKET								552,000				
TOTAL MARKET VALUE								2,295,900				
SOH/AGL Deduction								700,349				
ASSESSED VALUE								1,595,551				
TOTAL EXEMPTION VALUE								02	1,595,551			
BASE TAXABLE VALUE								0				
TOTAL JUST VALUE								2,295,900				
NCON VALUE								0				
INCOME VALUE												
PREVIOUS YEAR MKT VALUE								2,147,524				