PT OF LOT 89
IN OR 702 PG 305
NORTH YULEE PB 2/26

OASIS CHRISTIAN CENTER INC
P O BOX 1677
YULEE, FL 32041-1677

2025

50-3N-27-4720-0089-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		4 100
Frame	02	WOOD FRAME 100
Story Height		9 100
RMS		6 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

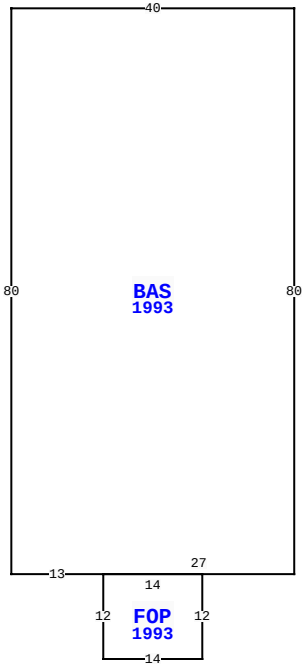
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4053.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,200	100	1993	3,200	363,419
FOP	168	30	1993	50	5,679
TOTALS	3,368			3,250	369,097

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	3,250	87.0480	136.01	442,032	1987	1987	0	0	0	16.50	83.50

1 CHURCH – 0% - 0 Heated Area: 3200 HX Base Yr



86192 HAMILTON ST, YULEE

BLD DATE	02/04/2022	KK	LGL DATE	
XF DATE	02/04/2022	KK	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		369,097
TOTAL MARKET OB/XF VALUE		19,325
TOTAL LAND VALUE - MARKET		170,000
TOTAL MARKET VALUE		558,422
SOH/AGL Deduction		174,917
ASSESSED VALUE		383,505
TOTAL EXEMPTION VALUE	02	383,505
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		558,422
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		551,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514475	REROOF	13,491	06/01/2015
M1217708	H/AC	0	10/01/2012

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0702/0305	4/12/1994	WD	U	I	19	125,000

GRANTOR: BAPTIST MISSIONS OF N

GRANTEE: OASIS CHRISTIAN CEN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 S80 E13 FOP=[YR=1993] S12 E14 N12 W14$ E27 N80$.

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	0812	CONCRETE C	0	0	0	0	7,780.00	SF	4.00	4.00	100	1987	1987	3	49.5	15,404	
2	0940	SHEDS/PORT	0	0	7	12	84.00	SF	20.10	20.10	100	1989	1989	3	20	338	
3	0972	ST LGHT UN	0	0	0	0	2.00	UT	2,530.00	2,530.00	100	2005	2005	3	64	3,238	
4	0978	SECURTY LT	0	0	0	0	1.00	UT	450.00	450.00	100	2005	2005	3	64	288	
5	0441	STK FNC 4'	0	0	0	0	22.00	LF	6.50	6.50	100	2010	2010	3	40	57	

LAND DESCRIPTION

TOTAL OB/XF 19,325

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	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	85,000.00	85,000.00	170,000							

REVIEW DATE 02/04/2022 BY KK Total Acres: 2.00 Total Land Value: 170,000 Market: 0 Agricultural: 0 Common: 170,000 PRINTED 07/30/2025 BY SYS