IN OR 1960/1843
ESMT PT OR 1596/873

HARBOR SHORES APOSTOLIC CHURCH
P O BOX 1192
YULEE, FL 32041

2025

51-3N-27-0000-0001-0050

BUILDING CHARACTERISTICS

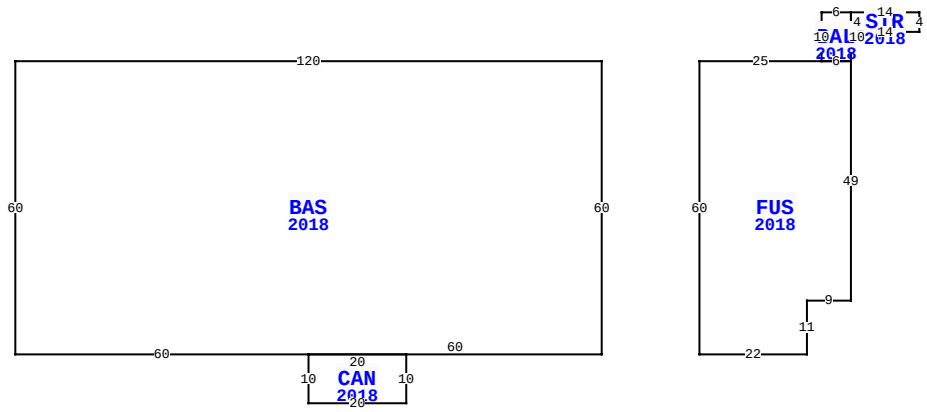
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 60
Interior Floo	14	CARPET 40
Ceiling	01	FIN.SUSPD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		15 100
Frame	05	STEEL 100
Story Height		19 100
RMS		18 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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
BAL	60	15	2018	9	1,622
BAS	7,200	100	2018	7,200	1,297,837
CAN	200	30	2018	60	10,816
FUS	1,761	100	2018	1,761	317,430
STR	56	10	2018	6	1,082
TOTALS	9,277			9,036	1,628,785

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	9,036	118.9319	185.83	1,679,160	2018	2018	0	0	0	3.00	97.00

2 CHURCH – 0% - 0 Heated Area: 8961 HX Base Yr



86674 PAGES DAIRY RD, YULEE

BLD DATE	11/01/2018	KK	LGL DATE	
XF DATE	11/01/2018	KK	LAND DATE	04/11/2025 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		1,628,785
TOTAL MARKET OB/XF VALUE		33,677
TOTAL LAND VALUE - MARKET		361,250
TOTAL MARKET VALUE		2,023,712
SOH/AGL Deduction		603,646
ASSESSED VALUE		1,420,066
TOTAL EXEMPTION VALUE	02	1,420,066
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		2,023,712
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		2,014,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006471	NEW CONSTR	1,416,258	11/21/2017
974134	NEW CONSTR	0	10/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1960/1843	1/30/2015	WD	Q	I	01	95,000
GRANTOR: WOOD MICHAEL G & HEAT						
GRANTEE: HARBOR SHORES APOST						
1245/1588	7/15/2004	TD	Q	I		130,000
GRANTOR: HOLYCROSS JENELL TRUS						
GRANTEE: WOOD MICHAEL G & HE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W120 S60 E60 CAN=[YR=2018] S10 E20 N10 W20$ E60 N60$ PTR= E20 FUS=[YR=2018] E25 BAL=[YR=2018] N10 E6 STR=[YR=2018] E14 S4 W14 N4$ S10 W6$ E6 S49 W9 S11 W22 N60$ W20 $.

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	0803	ASPHALT C	0	0	0	0	17,784.00	SF	2.00	2.00	100	2018	2018	3	80	28,454	
2	0811	CONCRETE B	0	0	0	0	854.00	SF	5.20	5.20	100	2018	2018	3	97	4,308	
3	0810	CONCRETE A	0	0	12	10	120.00	SF	6.50	6.50	100	2018	2018	3	97	757	
4	0810	CONCRETE A	0	0	5	5	25.00	SF	6.50	6.50	100	2018	2018	3	97	158	

LAND DESCRIPTION

TOTAL OB/XF 33,677

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		OR	0.00	0.00	5.00	AC		1.00	1.00	0.85	85,000.00	72,250.00	361,250							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 5.00 Total Land Value: 361,250 Market: 0 Agricultural: 0 Common: 361,250 PRINTED 07/30/2025 BY SYS