PT JOHN LOWE MILL GRANT
SEC 51-3N-27E 2074/581
ESMT IN OR 2587-318

GRACE COMMUNITY CHURCH INC
86618 PAGES DAIRY RD
YULEE, FL 32097

2025

51-3N-27-0000-0001-0090

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	03	CONC FINSH 100
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		14 100
RMS		10 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

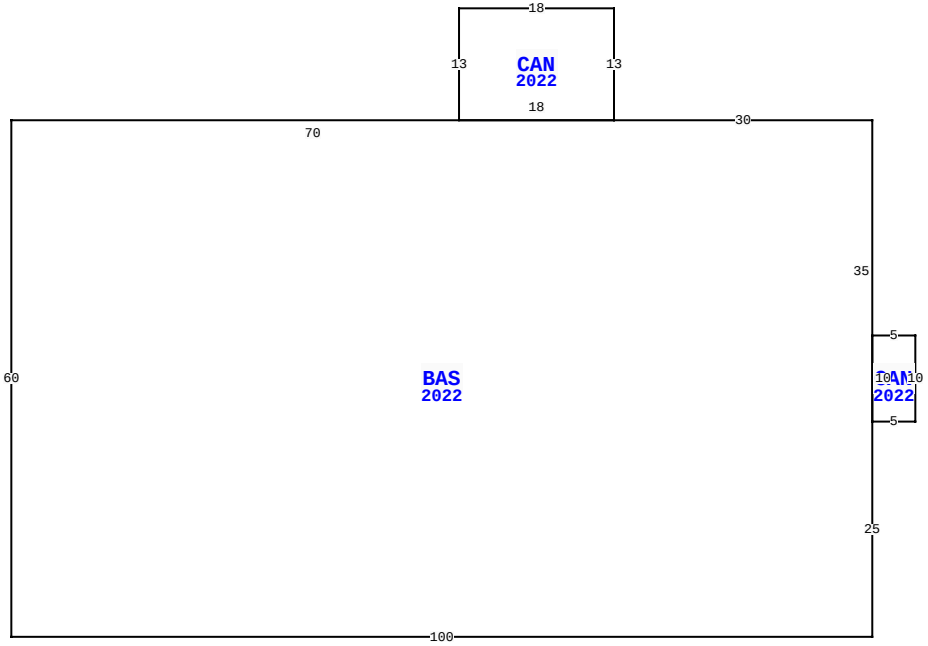
DOR CODE	7100	CHURCHES	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4031.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	6,000	100	2022	6,000	905,553
CAN	50	30	2022	15	2,264
CAN	234	30	2022	70	10,565
TOTALS	6,284			6,085	918,381

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
7101	04	6,085	97.5660	152.45	927,658	2022	2022	0	0	0	1.00	99.00

1 CHURCH – 0% - 2023 Heated Area: 6000 HX Base Yr



86618 PAGES DAIRY RD, YULEE

BLD DATE	07/26/2024	KW	LGL DATE	
XF DATE	07/26/2024	KW	LAND DATE	04/11/2025 MLU
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		933,412
TOTAL MARKET OB/XF VALUE		79,684
TOTAL LAND VALUE - MARKET		701,250
TOTAL MARKET VALUE		1,714,346
SOH/AGL Deduction		0
ASSESSED VALUE		1,714,346
TOTAL EXEMPTION VALUE	02	1,714,346
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,714,346
NCON VALUE		15,031
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,660,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230010962	18X25 STR BLDG= F	29,916	08/24/2023
22005510	NEW CONSTR	1,306,235	04/08/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2074/0581	9/27/2016	QC	U	V	11	8,300
GRANTOR: STATE OF FLORIDA DOT						
GRANTEE: GRACE COMMUNITY CHU						
0471/0272	10/07/1985	SW	Q	V	03	100
GRANTOR: RAYLAND COMPANY INC						
GRANTEE: STATE OF FLORIDA DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 CAN=[YR=2022] W18 N13 E18 S13$ W70 S60 E100 N25 CAN=[YR=2022] E5 N10 W5 S10$ N35$.

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	1,583.00	SF	5.20	5.20	100	2022	2022	3	99	8,149	
2	0803	ASPHALT C	0	0	0	0	27,000.00	SF	2.00	2.00	100	2022	2022	3	88	47,520	
3	0402	CONC BUMPE	0	0	0	0	49.00	UT	25.00	25.00	100	2022	2022	3	99	1,213	
4	0400	CONC CURB	0	0	0	0	853.00	LF	15.00	15.00	100	2022	2022	3	99	12,667	
5	0476	VF 6 SBPL	0	0	0	0	36.00	LF	32.00	32.00	100	2022	2022	3	98	1,129	
6	0470	VNYL GATE	0	0	0	0	2.00	UT	300.00	300.00	100	2022	2022	3	98	588	
7	0972	ST LGHT UN	0	0	0	0	3.00	UT	2,530.00	2,530.00	100	2022	2022	3	98	7,438	
8	0975	ST LT/ARM	0	0	0	0	2.00	UT	500.00	500.00	100	2022	2022	3	98	980	

LAND DESCRIPTION

TOTAL OB/XF 79,684

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	8.25	AC		1.00	1.00	1.00	85,000.00	85,000.00	701,250							

REVIEW DATE 07/26/2024 BY KW Total Acres: 8.25 Total Land Value: 701,250 Market: 0 Agricultural: 0 Common: 701,250 PRINTED 07/30/2025 BY SYS

PT JOHN LOWE MILL GRANT
SEC 51-3N-27E 2074/581
ESMT IN OR 2587-318

GRACE COMMUNITY CHURCH INC
86618 PAGES DAIRY RD
YULEE, FL 32097

2025

51-3N-27-0000-0001-0090

BUILDING CHARACTERISTICS

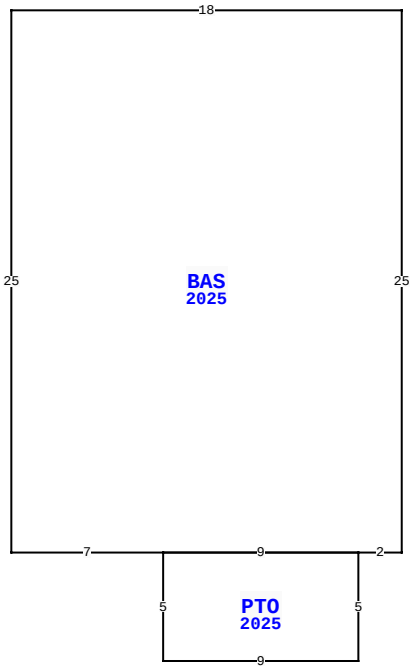
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	05	STEEL 100
Story Height		9 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	450	100	2025	450	14,965
PTO	45	5	2025	2	66
TOTALS	495			452	15,031

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
2703	04	452	71.0892	33.59	15,183	2024	2024	0	0	0	1.00	99.00

2 GARAGE – 0% - 2025 Heated Area: 450 HX Base Yr



86618 PAGES DAIRY RD, YULEE

BLD DATE	07/26/2024 KW	LGL DATE	
XF DATE	07/26/2024 KW	LAND DATE	04/11/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		933,412
TOTAL MARKET OB/XF VALUE		79,684
TOTAL LAND VALUE - MARKET		701,250
TOTAL MARKET VALUE		1,714,346
SOH/AGL Deduction		0
ASSESSED VALUE		1,714,346
TOTAL EXEMPTION VALUE	02	1,714,346
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		1,714,346
NCON VALUE		15,031
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		1,660,915

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2074/0581	9/27/2016	QC	U	V	11	8,300
GRANTOR: STATE OF FLORIDA DOT						
GRANTEE: GRACE COMMUNITY CHU						
0471/0272	10/07/1985	SW	Q	V	03	100
GRANTOR: RAYLAND COMPANY INC						
GRANTEE: STATE OF FLORIDA DO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] E18 S25 W2 W9 W7 N25 $
PTO=[YR=2025;ORIG=37,35] E9 S5 W9 N5 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 07/26/2024 BY KW Total Acres: 8.25 Total Land Value: 701,250 Market: 0 Agricultural: 0 Common: 701,250 PRINTED 07/30/2025 BY SYS