

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall15 CONC BLOCK 100

Roof Structur04 WOOD TRUSS 100

Roof Cover03 COMP SHNGL 100

Interior Wall04 PLYWOOD 100

Interior Floo14 CARPET 100

Ceiling01 FIN.SUSPD 100

Air Condition03 CENTRAL 100

Heating Type04 AIR DUCTED 100

Fixtures Frame03 MASONRY 100

Story Height8 100

RMS Stories Units0 0 100

BUD8 Adjustme Occupancy04 DIST 01 100
00 NONE 100

Quality03 Quality Level 03

DOR CODE7100 CHURCHES

MAP NUMMKT AREA04

NEIGHBORHOOD/LOC4051.00

TOTALS1,9851,898185,802

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYB

7101041,89887.8850146.11277,3171965

1 CHURCH0% - 0Heated Area: 1868HX Base Yr

Area Diagram:

NASSAU COUNTY PROPERTY

PAGE 1 of 24

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE288,417

TOTAL MARKET OB/XF VALUE6,359

TOTAL LAND VALUE - MARKET55,000

TOTAL MARKET VALUE349,776

SOH/AGL Deduction103,313

ASSESSED VALUE246,463

TOTAL EXEMPTION VALUE02246,463

BASE TAXABLE VALUE0

TOTAL JUST VALUE349,776

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE335,236

Sales Data Table:

OFF RECORD Number	DATE	TYPE INST	Q U I V I RSN CD	SALE PRICE
1248/1957	7/29/2004	QC	Q Q I 06	100

GRANTOR:MACK B L ETAL

GRANTEE:MACK R L ETAL

0211/00187/30/1975WD U I100

GRANTOR:ISAAC BENJAMIN & LILL

GRANTEE:FRIENDSHIP BAPTIST

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S3 STP=[YR=2012] W3 S5 E3 N5\$ S55
PTO=[YR=2012] W3 S3 E3 FOP=[YR=2012] E11 S2 E10 N6 W10 S1
W11 S3\$ N3\$E11 N1 E10 S3 E11 N60\$.

LAND DESCRIPTION

L NUSE CODECLS

01007100C

LAND USE DESCRIPTIONCAPRD LOC ZONEFRONTDEPTHTOT LND UTSPCT OF BASESUBAREA MARKET VALUEREV DATEBYCD

CHURCH00003OR0.000.001.00AC1.001.001.0055,000.0055,000.0055,000

TOTAL OB/XF6,359

REVIEW DATE01/01/2023BYCDTotal Acres: 1.00Total Land Value: 55,000Market: 0Agricultural: 0Common: 55,000PRINTED 07/09/2026 BY SYS



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2		4									
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY											
Exterior Wall		15		CONC BLOCK 100		7101		04		889		87.8850		146.11		129,892		1983		1983		0		0		0		21.00		79.00		VALUATION BY					STANDARD				
Roof Structur		04		WOOD TRUSS 100		2		CHURCH		0%		0				Heated Area: 864				HX		Base Yr										Tax Group: 4					Tax Dist:				
Roof Cover		03		COMP SHNGL 100																												BUILDING MARKET VALUE					288,417				
Interior Wall		05		DRYWALL 100																												TOTAL MARKET OB/XF VALUE					6,359				
Interior Floo		14		CARPET 100																												TOTAL LAND VALUE - MARKET					55,000				
Ceiling		01		FIN.SUSPD 100																												TOTAL MARKET VALUE					349,776				
Air Condition		02		WINDOW 100																												SOH/AGL Deduction					103,313				
Heating Type		03		FORCED AIR 100																												ASSESSED VALUE					246,463				
Fixtures				2 100																												TOTAL EXEMPTION VALUE					02 246,463				
Frame		03		MASONRY 100																												BASE TAXABLE VALUE					0				
Story Height				7 100																												TOTAL JUST VALUE					349,776				
RMS				1 100																												NCON VALUE					0				
Stories		1.		1. 100																												INCOME VALUE									
Units				0 100																												PREVIOUS YEAR MKT VALUE					335,236				
BUD8 Adjustme		04		DIST 01 100																																					
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		864		100		1993		864		99,729																															
FOP		84		30		1993		25		2,886																															
TOTALS		948						889		102,615																															
EXTRA FEATURES																																									