PT OF LOT 7
IN OR 2730 PG 1800
YULEE FARMS SUB 1 PB 2/37

ONE BAPTIST CHURCH JAX INC
850891 HWY 17
YULEE, FL 32097

2026

42-2N-27-4500-0007-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

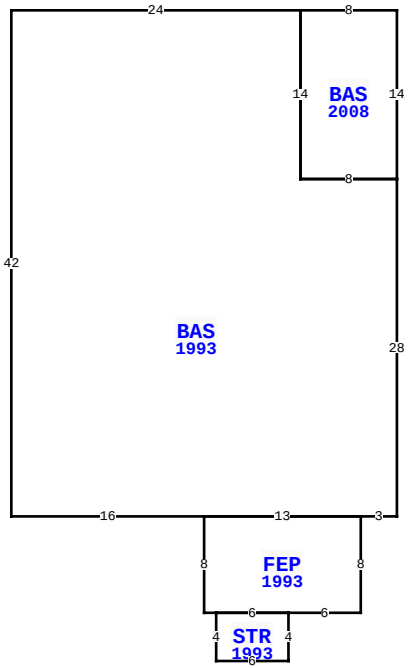
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	04
NEIGHBORHOOD/LOC	4052.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,232	100	1993	1,232	112,183
BAS	112	100	2008	112	10,198
FEP	104	80	1993	83	7,557
STR	24	10	1993	2	182
TOTALS	1,472			1,429	130,122

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,429	113.3600	119.03	170,094	1940	1960	0	0	0	23.50	76.50

1 SINGLE FAM 0% - 2025 Heated Area: 1344 HX Base Yr



85094 WILSON ST, YULEE

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/15/2026 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		130,122
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		127,800
TOTAL MARKET VALUE		257,922
SOH/AGL Deduction		0
ASSESSED VALUE		257,922
TOTAL EXEMPTION VALUE	02	257,922
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		257,922
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,028

ALSO SEE CHURCH PROPERTY @ 85050 SUTTON PL __ PRC

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6211	REMODEL	7,800	01/11/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2730/1800	8/05/2024	QC	U	I	11	100
GRANTOR: HEDGES BAPTIST CHURCH						
GRANTEE: ONE BAPTIST CHURCH						
0414/0046	3/01/1984	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-8,0] W24 S42 E16 E13 E3 N28 W8 N14 $
BAS=[YR=2008;ORIG=0,0] W8 S14 E8 N14 $
FEP=[YR=1993;ORIG=-16,42] S8 E1 E6 E6 N8 W13 $
STR=[YR=1993;ORIG=-15,50] S4 E6 N4 W6 $
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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
1	000100	C	RES	0	0003	RM	200.00	300.00	1.42	AC		1.00	1.00	1.00	90,000.00	90,000.00	127,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 127,800 Market: 0 Agricultural: 0 Common: 127,800 PRINTED 07/09/2026 BY SYS