

LOTS 9 35 36 37
IN OR 1960/759
NORTH YULEE PB 2/26

CHRIST FELLOWSHIP OF NE FL INC
P O BOX 1478
YULEE, FL 32041

2026

50-3N-27-4720-0009-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 4														
Exterior Wall	19	COMMON BRK 80	7101	04	3,744	95.7900	159.25	596,232	1990	1990	0	0	25.20	74.80	VALUATION BY STANDARD														
Exterior Wall	05	AVERAGE 20	1 CHURCH 0% - 0												Heated Area: 3580 HX Base Yr														
Roof Structure	04	WOOD TRUSS 100															VALUATION SUMMARY												
Roof Cover	03	COMP SHNGL 100															Tax Group: 4 Tax Dist:												
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 1,790,961												
Interior Floo	14	CARPET 100															TOTAL MARKET OB/XF VALUE 48,787												
Ceiling	01	FIN.SUSPD 100															TOTAL LAND VALUE - MARKET 563,650												
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 2,403,398												
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 648,292												
Fixtures	6	100															ASSESSED VALUE 1,755,106												
Frame	03	MASONRY 100															TOTAL EXEMPTION VALUE 02 1,755,106												
Story Height	9	100															BASE TAXABLE VALUE 0												
RMS	4	100	TOTAL JUST VALUE 2,403,398																										
Stories	1.	1. 100	NCON VALUE 0																										
Units	0	100	INCOME VALUE																										
BUD8 Adjustme	04	DIST 01 100	PREVIOUS YEAR MKT VALUE 2,295,900																										
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	3,580	100	1993	3,580	426,446																								
FOP	488	30	1993	146	17,392																								
STP	30	10	1993	3	358																								
STP	30	10	2012	3	358																								
STP	36	10	2012	4	476																								
STP	36	10	2012	4	476																								
STP	36	10	2012	4	476																								
TOTALS	4,236			3,744	445,982																								
EXTRA FEATURES						850989 US HWY 17, YULEE																							
L N	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	10,909.00	SF	2.00	2.00	100	1990	1990	3	50	10,909														
2	0100	BAR-B-Q	0	0	0	1.00	UT	200.00	200.00	100	1985	1985	3	20	40														
3	0803	ASPHALT C	0	0	0	7,904.00	SF	2.00	2.00	100	1994	1994	3	50	7,904														
4	0810	CONCRETE A	0	0	0	1,947.00	SF	6.50	6.50	100	1994	1994	3	64	8,100														
5	0812	CONCRETE C	0	0	0	1,146.00	SF	4.00	4.00	100	1991	1991	3	57	2,613														
6	0810	CONCRETE A	0	0	13	5	65.00	SF	6.50	100	1990	1990	3	54.5	230														
7	0402	CONC BUMPE	0	0	0	18.00	UT	25.00	25.00	100	1990	1990	3	64	288														
8	0402	CONC BUMPE	0	0	0	32.00	UT	25.00	25.00	100	2000	2000	3	81	648														
9	0810	CONCRETE A	0	0	17	5	85.00	SF	6.50	100	1990	1990	3	54.5	301														
10	0819	CONC 12"	0	0	18	9	162.00	SF	9.50	100	1990	1990	3	54.5	839														
LAND DESCRIPTION						TOTAL OB/XF 31,872																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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		OR	0.00	0.00	4.57	AC		1.00	1.00	1.00	80,000.00	80,000.00	365,600												
2	007100	C	CHURCH	0	0004	OR	0.00	0.00	46,600.00	SF		1.00	1.00	1.00	4.25	4.25	198,050												
REVIEW DATE 01/01/2023 BY CD Total Acres: 4.57 Total Land Value: 563,650 Market: 0 Agricultural: 0 Common: 563,650 PRINTED 07/09/2026 BY SYS																													

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