



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100	1,419	208,838
FGR	380	55	209	30,759
FOP	44	30	13	1,913

TOTALS	1,843		1,641	241,510
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0811	CONCRETE B	0 100	0	0	867.00	SF	5.20	5.20

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100			0.00	0.00	1.82

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,641	126.7860	150.56	247,069	2019	2019	0	0	0	2.25	97.75	
1 SNGL FAM - 100% - 2023 Heated Area: 1419 HX Base Yr 2023													
28223 CHURCH DR, HILLIARD													
BLD DATE: 06/13/2023 MLU													

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0811	CONCRETE B	0 100	0	0	867.00	SF	5.20	5.20	100	2019	2019	99

TOTAL OB/XF													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	% COND
1	0811	CONCRETE B	0 100	0	0	867.00	SF	5.20	5.20	100	2019	2019	99

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			254,597
TOTAL MARKET OB/XF VALUE			4,463
TOTAL LAND VALUE - MARKET			54,600
TOTAL MARKET VALUE			313,660
SOH/AGL Deduction			70,276
ASSESSED VALUE			243,384
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			193,384
TOTAL JUST VALUE			313,660
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			268,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19009382	CO ISSUED	0	08/31/2019
19003586	NEW CONSTR	183,563	04/10/2019

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2547/1520	3/07/2022	WD	Q	I	01	385,000	
GRANTOR: REEVES BROCK PRESTON							
GRANTEE: ALTMAN BRANDIE LYNN							
2547/1517	2/07/2022	WD	U	I	11	100	
GRANTOR: REEVES PRESTON S & TA							
GRANTEE: REEVES BROCK PRESTO							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=2019] W11 N2 W17 S2 W15 S31 FGR=[YR=2019] S20 E19 N16 FOP=[YR=2019] E11 N4 W11 S4\$ N4 W19\$ E30 S4 E13 N35\$.													

[illegible]