IN OR 1031/408
EX R/W OR 679/610

FIRST BAPTIST CHURCH INC OF BOLOUGNE
28226 CHURCH DRIVE
HILLIARD, FL 32046

2023

14-4N-23-0000-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

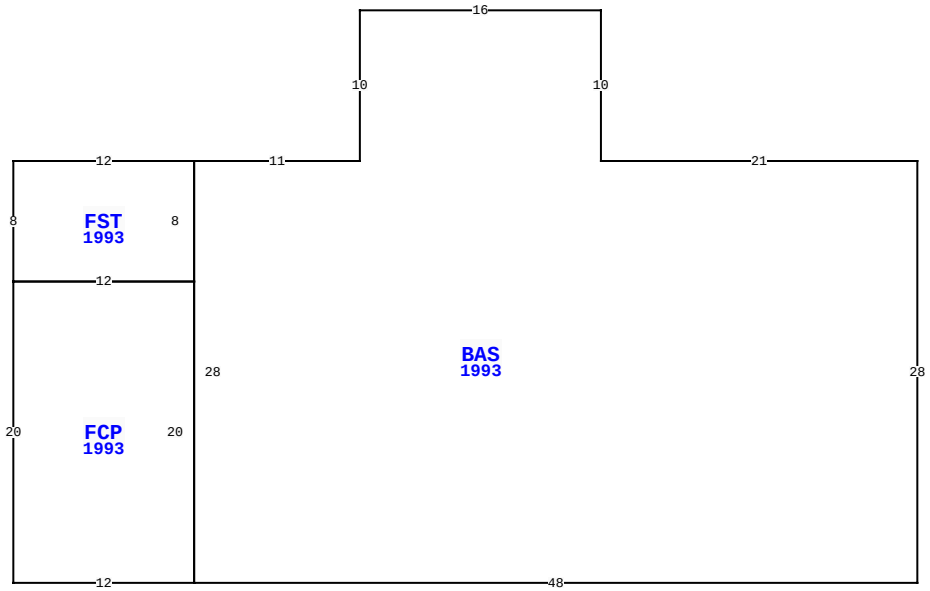
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	08	WD ON PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1,504	76,942
FCP	240	25	60	3,070
FST	96	55	53	2,711
TOTALS	1,840		1,617	82,723

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,617	95.2680	85.98	139,030	1956	1956	0	0	0	40.50	59.50

1 SINGLE FAM – 0% - 0 Heated Area: 1504 HX Base Yr



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/13/2023 MLU
AG DATE	

28030 CHURCH DR, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	82,723
TOTAL MARKET OB/XF VALUE	1,920
TOTAL LAND VALUE - MARKET	27,750
TOTAL MARKET VALUE	112,393
SOH/AGL Deduction	14,727
ASSESSED VALUE	97,666
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,666
TOTAL JUST VALUE	112,393
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	101,933

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1031/0408	1/15/2002	WD	Q	I		78,000
GRANTOR: MARRO ALFRED J JR & J						
GRANTEE: FIRST BAPTIST CHURC						
0300/0445	9/01/1979	WD	Q	I		32,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W21 N10 W16 S10 W11 FST=[YR=1993] W12 S8
FCP=[YR=1993] S20 E12 N20 W12$ E12N8$ S28 E48 N28$.

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
3	0940	SHEDS/PORT	0	0	20	16	320.00	SF	30.00	30.00	100	1980	1980	3	20	1,920	

LAND DESCRIPTION

TOTAL OB/XF 1,920

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	SFR	0	0004	OR	0.00	0.00	0.74	AC		1.00	1.00	1.25	30,000.00	37,500.00	27,750							

REVIEW DATE 06/12/2018 BY TWA Total Acres: 0.74 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 08/02/2023 BY SYS