PARCELS 2-1 & 5
IN OR 1732/703
UTIL ESMT OR 2386-1636

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

2024

11-4N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	7000	VAC INSTITUTIONAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

OFF US HWY 1, HILLIARD

BLD DATE		LGL DATE	05/19/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		206,335
TOTAL MARKET VALUE		206,335
SOH/AGL Deduction		114,826
ASSESSED VALUE		91,509
TOTAL EXEMPTION VALUE	02	91,509
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		206,335
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,520

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1732/0703	3/31/2011	WD	U	V	17	130,000

GRANTOR: CALLAHAN HOLDINGS LLC
GRANTEE: FIRST BAPTIST CHURC

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0	0004	OR			7.54	AC		1.00	1.00	1.00	19,000.00	19,000.00	143,260							
2	007000	C	VAC INSTITAL	0	0004	CG			84,100.00	SF		1.00	1.00	1.00	0.75	0.75	63,075							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 9.47 Total Land Value: 206,335 Market: 0 Agricultural: 0 Common: 206,335 PRINTED 08/06/2024 BY SYS