PT GOVT LOT 1 IN OR 1285/1100
(EX R/W OR 679/622)
2010 NOBI DW/MH

PADGETT MELODY
28268 CHURCH DR
HILLIARD, FL 32046

2024

11-4N-23-0000-0004-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
Quality	03	Quality Level 03

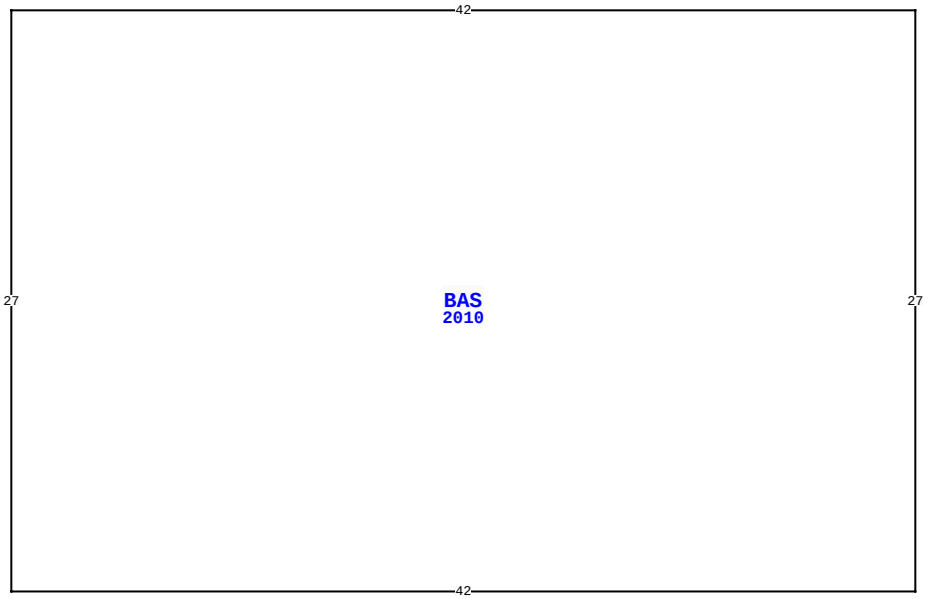
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,134	100	1,134	65,563
TOTALS	1,134		1,134	65,563

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,134	116.8000	87.60	99,338	2010	2010	0	0	0	34.00	66.00

1 M/H 94+ – 100% - 0 Heated Area: 1134 HX Base Yr



28268 CHURCH DR, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		65,563
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		95,563
SOH/AGL Deduction		35,452
ASSESSED VALUE		60,111
TOTAL EXEMPTION VALUE	HX HB WX	40,111
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		95,563
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		93,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5288	CO ISSUED	0	07/23/2010
E22776	NEW CONSTR	0	07/01/2010
M15504	H/AC	0	07/01/2010
P14364	NEW CONSTR	0	07/01/2010
6916	DEMOLITION	0	01/03/1991
8410	MH MOVE-ON	23,770	01/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1285/1100	1/04/2005	QC	U	I	01	18,000
GRANTOR: PADGETT MELODY						
GRANTEE: PADGETT MELODY & GE						
0668/0741	10/14/1992	PR	U	I	01	100
GRANTOR: HADDOCK LORRAINE P/R						
GRANTEE: PADGETT MELODY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W42 S27 E42 N27 $.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/30/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS