PT N1/2 OF NE1/4 OF
SEC 14-4N-23E IN OR 2547/1520

ALTMAN BRANDIE L & THOMAS CHRISTOPHER
28223 CHURCH DRIVE
HILLIARD, FL 32046

2024

14-4N-23-0000-0001-0050

NASSAU COUNTY PROPERTY

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/LAMNT 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		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

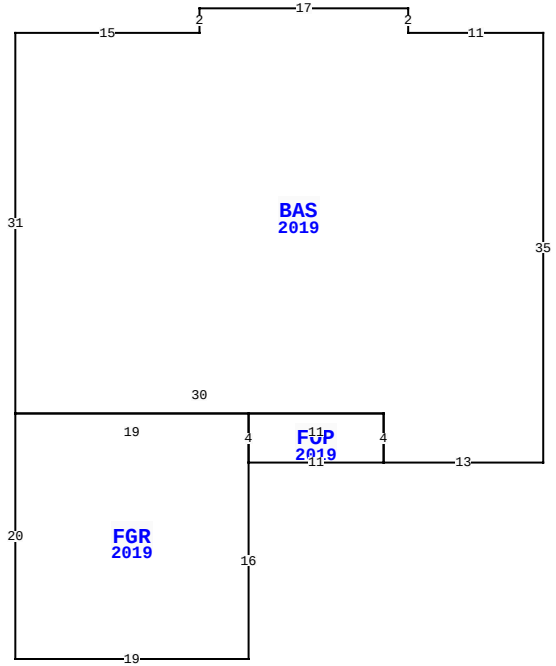
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,419	100	1,419	218,137
FGR	380	55	209	32,128
FOP	44	30	13	1,998
TOTALS	1,843		1,641	252,264

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	158.48	260,066	2019	2019	0	0	0	3.00	97.00

1 SNGL FAM – 100% - 2023 Heated Area: 1419 HX Base Yr 2023



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

28223 CHURCH DR, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		265,217
TOTAL MARKET OB/XF VALUE		4,418
TOTAL LAND VALUE - MARKET		54,600
TOTAL MARKET VALUE		324,235
SOH/AGL Deduction		73,549
ASSESSED VALUE		250,686
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,686
TOTAL JUST VALUE		324,235
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,660

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

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$.

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
1	0811	CONCRETE B	0	100	0	0	867.00	SF	5.20	5.20	100	2019	2019	3	98	4,418	

LAND DESCRIPTION

TOTAL OB/XF 4,418

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	000115	C	SFR ACRES	100		OR	0.00	0.00	1.82	AC		1.00	1.00	1.00	30,000.00	30,000.00	54,600							

REVIEW DATE 05/13/2022 BY TWA Total Acres: 1.82 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 08/06/2024 BY SYS

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2024

14-4N-23-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

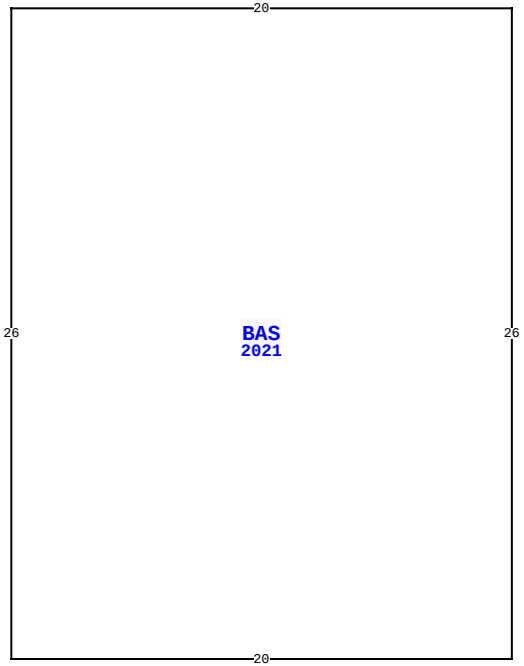
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	520	100	520	12,953
TOTALS	520		520	12,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	520	73.3700	25.68	13,354	2020	2020	0	0	0	3.00	97.00

2 GARAGE RES – 100% - 2023 Heated Area: 520 HX Base Yr 2023



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28223 CHURCH DR, HILLIARD

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2547/1517	2/07/2022	WD	U	I	11	100
GRANTOR: REEVES PRESTON S & TA						
GRANTEE: REEVES BROCK PRESTO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W20 S26 E20 N26$.

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

REVIEW DATE 05/13/2022 BY TWA Total Acres: 1.82 Total Land Value: 54,600 Market: 0 Agricultural: 0 Common: 54,600 PRINTED 08/06/2024 BY SYS