

IN OR 2670/1888
EX R/W OR 679/610

LOTZ AMANDA
28030 CHURCH DRIVE
HILLIARD, FL 32046

2024

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



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4											
Exterior Wall	07	ASB SHNGLE 90	0100	01	1,617	95.2680	90.50	146,338	1956	1956	0	0	0	41.00	59.00	VALUATION SUMMARY										
Exterior Wall	08	WD ON PLY 10	1 SINGLE FAM - 100% - 2024													Heated Area: 1504 HX Base Yr 2024										
Roof Structure	03	GABLE/HIP 100														VALUATION BY STANDARD										
Roof Cover	12	MODULAR MT 100														Tax Group: 4 Tax Dist:										
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 86,339										
Interior Floor	14	CARPET 80														TOTAL MARKET OB/XF VALUE 1,920										
Interior Floor	07	CORK/VTILE 20														TOTAL LAND VALUE - MARKET 27,750										
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 116,009										
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 0										
Bedrooms	3	100														ASSESSED VALUE 116,009										
Bathrooms	1.5	100														TOTAL EXEMPTION VALUE HX HB 50,000										
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 66,009										
Stories	1.	1. 100	TOTAL JUST VALUE 116,009																							
Units	0	100	NCON VALUE 0																							
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 112,393																							
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	80,306																						
FCP	240	25	60	3,204																						
FST	96	55	53	2,830																						
TOTALS			1,840	1,617	86,339																					
EXTRA FEATURES			28030 CHURCH DR, HILLIARD																							
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											
1	0940	SHEDS/PORT	0 100	20 16	320.00	SF	30.00	30.00	100	1980	1980	3	20	1,920												
LAND DESCRIPTION			TOTAL OB/XF 1,920																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	100	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 05/12/2019 BY KBA Total Acres: 0.74 Total Land Value: 27,750 Market: 0 Agricultural: 0 Common: 27,750 PRINTED 08/06/2024 BY SYS																										