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

LOTZ AMANDA
28030 CHURCH DRIVE
HILLIARD, FL 32046

2025

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

BUILDING CHARACTERISTICS

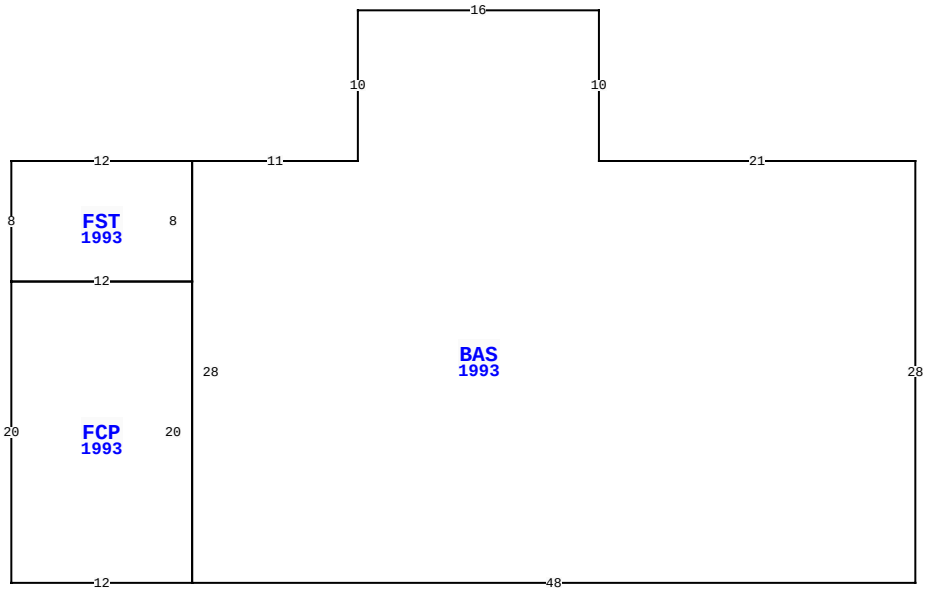
ELEMENT	CD	CONSTRUCTION
Exterior Wall	07	ASB SHNGLE 90
Exterior Wall	08	WD ON PLY 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	07	CORK/VTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,504	100	1993	1,504	83,822
FCP	240	25	1993	60	3,344
FST	96	55	1993	53	2,954
TOTALS	1,840			1,617	90,120

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	95.27	154,052	1956	1956	0	0	0	41.50	58.50

1 SINGLE FAM – 100% - 2024 Heated Area: 1504 HX Base Yr 2024



28030 CHURCH DR, HILLIARD

BLD DATE		LGL DATE	05/21/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		90,120
TOTAL MARKET OB/XF VALUE		1,920
TOTAL LAND VALUE - MARKET		41,625
TOTAL MARKET VALUE		133,665
SOH/AGL Deduction		14,292
ASSESSED VALUE		119,373
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		68,651
TOTAL JUST VALUE		133,665
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		116,009

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2670/1888	10/02/2023	WD	U	I	17	192,100
GRANTOR: FIRST BAPTIST CHURCH						
GRANTEE: LOTZ AMANDA						
1031/0408	1/15/2002	WD	Q	I		78,000
GRANTOR: MARRO ALFRED J JR & J						
GRANTEE: FIRST BAPTIST CHURC						

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
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

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	RES	100	0004	OR	0.00	0.00	0.74	AC		1.00	1.00	1.25	45,000.00	56,250.00	41,625							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.74 Total Land Value: 41,625 Market: 0 Agricultural: 0 Common: 41,625 PRINTED 07/30/2025 BY SYS