PT OF NE1/4
IN OR 588/708 & OR 588/710
(EX PAR 5-2)

WACTER STEVE E
PO BOX 836
HILLIARD, FL 32046

2025

14-4N-23-0000-0005-0000

NASSAU COUNTY PROPERTY

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
Quality	03	Quality Level 03

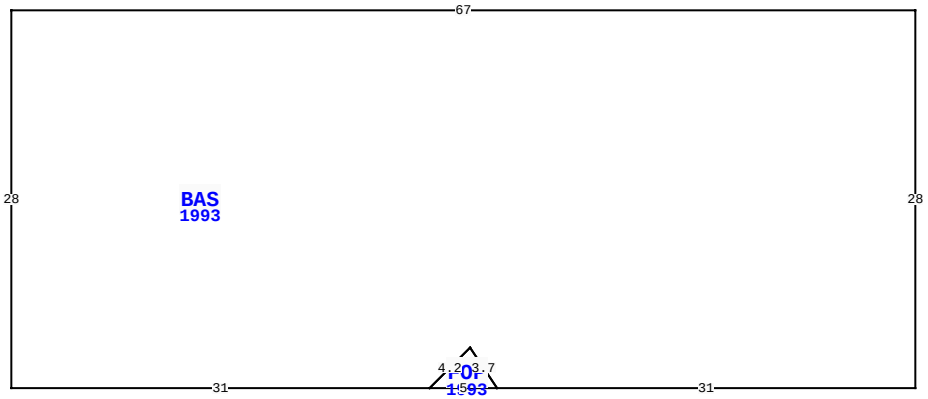
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,869	100	1993	1,869	69,856
FOP	8	30	1993	2	75
TOTALS	1,877			1,871	69,930

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,871	116.8000	93.44	174,826	1993	1998	0	0	0	60.00	40.00

1 M/H 93- – 100% - 0 Heated Area: 1869 HX Base Yr 1994



28131 CHURCH DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		69,930
TOTAL MARKET OB/XF VALUE		2,520
TOTAL LAND VALUE - MARKET		122,070
TOTAL MARKET VALUE		194,520
SOH/AGL Deduction		126,980
ASSESSED VALUE		67,540
TOTAL EXEMPTION VALUE	HX HB	42,540
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		194,520
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		185,779

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0588/0710	1/19/1990	QC	U	V	10	100
GRANTOR: PICKREN S L & LELIA						
GRANTEE: WACTER STEVE E						
0588/0708	1/19/1990	WD	Q	V		32,000
GRANTOR: PICKREN S L & LELIA						
GRANTEE: WACTER STEVE E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W67 S28 E31 FOP=[YR=1993] E5 U3 L2 D3 L3 $
U3 R3 D3 R2 E31 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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	72	2,520	

LAND DESCRIPTION

TOTAL OB/XF 2,520

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	0006	OR	0.00	0.00	6.26	AC		1.00	1.00	1.00	19,500.00	19,500.00	122,070							

REVIEW DATE 05/19/2020 BY TWA Total Acres: 6.26 Total Land Value: 122,070 Market: 0 Agricultural: 0 Common: 122,070 PRINTED 07/30/2025 BY SYS