IN OR 1943/1697

ALLEN DAVID & MELISSA A
28317 PIKE RD
HILLIARD, FL 32046

2025

38-4N-24-0000-0008-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

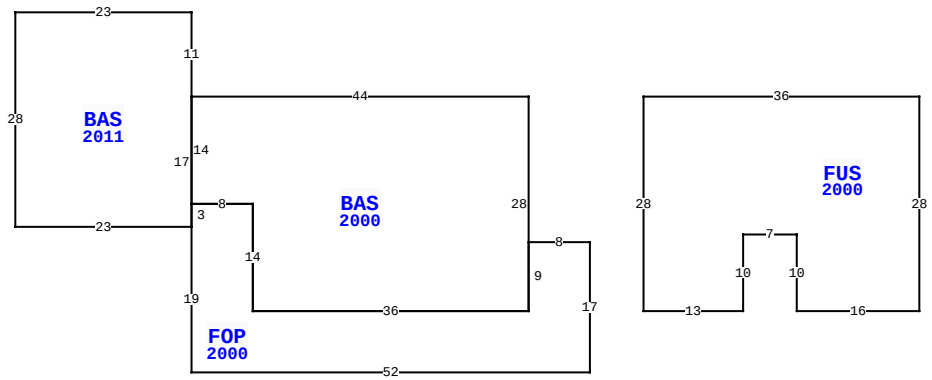
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	2000	1,120	97,832
BAS	644	100	2011	644	56,253
FOP	600	30	2000	180	15,723
FUS	938	100	2000	938	81,934
TOTALS	3,302			2,882	251,742

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,882	98.9820	98.98	285,260	2000	2000	0	0	0	11.75	88.25

1 SINGLE FAM – 100% - 2017 Heated Area: 2702 HX Base Yr 2017



28317 PIKE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		251,742
TOTAL MARKET OB/XF VALUE		4,136
TOTAL LAND VALUE - MARKET		79,730
TOTAL MARKET VALUE		335,608
SOH/AGL Deduction		138,996
ASSESSED VALUE		196,612
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,890
TOTAL JUST VALUE		335,608
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		313,148

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1943/1697	10/17/2014	QC	U	I	11	68,700
GRANTOR: ALLEN DAVID						
GRANTEE: ALLEN DAVID & MELIS						
1758/0123	9/28/2011	WD	Q	I	01	145,000
GRANTOR: ENGELMANN SHANNON D &						
GRANTEE: ALLEN DAVID						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W44 BAS=[YR=2011] N11 W23 S28 E23 FOP=[YR=2000] S19 E52 N17 W8 S9 W36 N14 W8 S3$ N17$ S14 E8 S14 E36 N28$ PTR=E15 FUS=[YR=2000] E36 S28 W16 N10 W7 S10 W13 N28 $ W15$.

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	24	22	528.00	SF	5.20	5.20	100	2001	2001	3	79	2,169	
2	0810	CONCRETE A	0	100	20	6	120.00	SF	6.50	6.50	100	2006	2006	3	86	671	
3	0752	USP	0	100	18	12	216.00	SF	15.00	15.00	100	2006	2006	3	40	1,296	

LAND DESCRIPTION

TOTAL OB/XF 4,136

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	0007	OR	0.00	0.00	2.68	AC		1.00	1.00	0.85	35,000.00	29,750.00	79,730							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.68 Total Land Value: 79,730 Market: 0 Agricultural: 0 Common: 79,730 PRINTED 07/30/2025 BY SYS