

REVIEW DATE	02/15/2024	BY	KBA	Total Acres:	6.53	Total Land Value:	120,828	Market:	0	Agricultural:	0	Common:	120,828	PRINTED 07/09/2026 BY SYS
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PT GOVT LOT 1 OF SEC 11-4N-23E
IN OR 1845/1475 PAR 5-3 & PT
GOVT LOT 1 OF SEC 14-4N-23E

FIRST BAPTIST CHURCH INC OF BOULOUAGNE FLORIDA
28226 CHURCH DRIVE
HILLIARD, FL 32046

2026

14-4N-23-0000-0001-0020



BUILDING CHARACTERISTICS		CONSTRUCTION	
Exterior Wall	25	MOD METAL	60
Exterior Wall	17	CB STUCCO	40
Roof Structur	10	STEEL FRME	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	90
Interior Floo	11	CLAY TILE	10
Ceiling	01	FIN.SUSPD	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures	17	100	
Frame	05	STEEL	100
Story Height	17	100	
RMS	4	100	
Stories	2.	100	
Units	0	100	
Occupancy	00	NONE	100

Quality 04 Quality Level 04
DOR CODE 7100 CHURCHES

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	14,522	100	2006	14,522	511,646
CAN	320	30	2013	96	16,604
FUS	1,728	100	2006	1,728	298,865
UST	108	40	2006	43	7,437
UST	136	40	2006	54	9,340
UST	414	40	2006	166	28,710
UST	426	40	2006	170	29,403

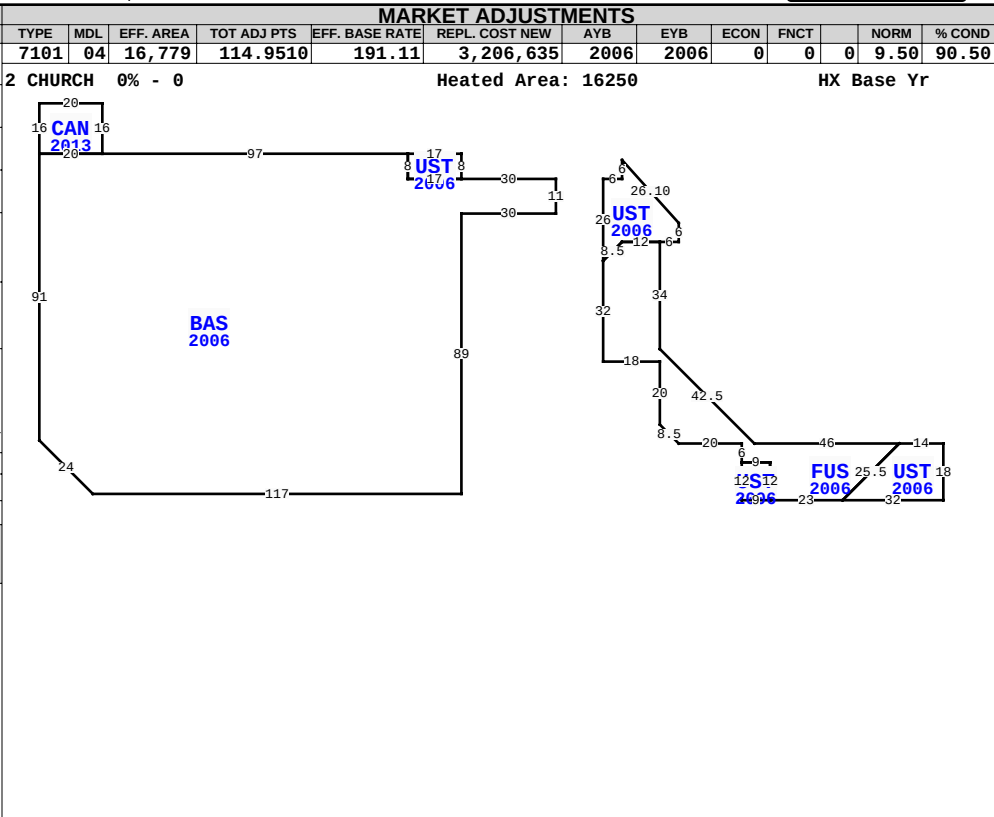
TOTALS 17,654 16,779 9,902,005

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
11	0351	CARPORT MT	0	0	48 20			6.60	100	2008	2008	3	27	1,711	
12	0351	CARPORT MT	0	0	20 18			6.60	100	2007	2007	3	24	570	
13	0402	CONC BUMPE	0	0	0 0			25.00	100	2007	2007	3	89	111	
14	0978	SECURTY LT	0	0	0 0			450.00	100	2006	2006	3	64	1,728	
15	0476	VF 6 SBPL	0	0	0 0			32.00	100	2013	2013	3	81	778	
16	0422	CL FNC 4'	0	0	0 0			15.00	100	2000	2000	3	45	4,725	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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28226 CHURCH DR, HILLIARD

BLD DATE	02/22/2018	KK	LGL DATE	05/12/2026	MLU
XF DATE			LAND DATE		
INC DATE			AG DATE		

TOTAL OB/XF 9,623

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
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NASSAU COUNTY PROPERTY PAGE 2 of 4

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		4,190,667
TOTAL MARKET OB/XF VALUE		107,185
TOTAL LAND VALUE - MARKET		120,828
TOTAL MARKET VALUE		4,418,680
SOH/AGL Deduction		895,896
ASSESSED VALUE		3,522,784
TOTAL EXEMPTION VALUE	02	3,522,784
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		4,418,680
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		4,182,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1845/1475	3/15/2013	WD	U	I	11	100

GRANTOR: JOHNSON CONNIE TRUSTE

GRANTEE: FIRST BAPTIST CHURC

1390/1749	2/01/2006	WD	Q	I	06	100
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GRANTOR: JOHNSON CONNIE TRUSTE

GRANTEE: FIRST BAPTIST CHURC

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006;ORIG=0,0] W30 W17 N8 W97 W20 S91 D17R17 E117 N89 E30 N11 \$
FUS=[YR=2006;ORIG=15,26] S32 E18 S20 D6R6 E20 S6 E9 S12 E23 U18R18 W46 U30L30 N34 W12 D6L6 \$
UST=[YR=2006;ORIG=15,0] S26 U6R6 E12 E6 N6 U20L18 S6 W6 \$
UST=[YR=2006;ORIG=91,102] E32 N18 W14 D18L18 \$
CAN=[YR=2013;ORIG=-144,-8] N16 W20 S16 E20 \$
UST=[YR=2006;ORIG=-30,0] N8 W17 S8 E17 \$
UST=[YR=2006;ORIG=59,90] S12 E9 N12 W9 \$
PTR=[ORIG=0,0] E15 W15 \$

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