

IN OR 2308/774
R/W IN OR 631/1041
(EX OR 1498/549)

KEENE HAL JR & JENNIFER
282085 LAKE HAMPTON RD
HILLIARD, FL 32046

2023

07-4N-24-0000-0009-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	08	SHT VINYL 70
Interior Floor	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units	0	0 100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	2,545	100	2,545	313,423
FGR	661	55	364	44,828
FOP	222	30	67	8,252
FSP	160	40	64	7,882
FUS	476	100	476	58,621
STR	60	10	6	739

TOTALS	4,124		3,522	433,743
--------	-------	--	-------	---------

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20	5.20	
7	0680	POLE SHED	1	100	50	30	1,500.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.46	AC	

REVIEW DATE	05/07/2019	BY	TW
-------------	------------	----	----

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	3,522	104.8950	124.56	438,700	2019	2019	0	0	1.13	98.87
1 SNGL FAM - 100% - 2021 Heated Area: 3021 HX Base Yr 2021											

282085 LAKE HAMPTON RD, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	99	3,465	
2	0811	CONCRETE B	0	100	0	0	914.00	SF	5.20	5.20	100	2019	2019	3	99	4,705	
7	0680	POLE SHED	1	100	50	30	1,500.00	SF	10.00	10.00	100	2021	2020		95	14,250	

TOTAL OB/XF											
22,420											

Total Acres: 2.46	Total Land Value: 73,800	Market: 0	Agricultural: 0	Common: 73,800
-------------------	--------------------------	-----------	-----------------	----------------

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
PAGE 1 of 1 4											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						433,743					
TOTAL MARKET OB/XF VALUE						22,420					
TOTAL LAND VALUE - MARKET						73,800					
TOTAL MARKET VALUE						529,963					
SOH/AGL Deduction						89,120					
ASSESSED VALUE						440,843					
TOTAL EXEMPTION VALUE						50,000					
BASE TAXABLE VALUE						390,843					
TOTAL JUST VALUE						529,963					
NCON VALUE						14,250					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						465,332					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003688		36,225	05/01/2020
19008014	CO ISSUED		07/29/2019
18009895	NEW CONSTR	384,369	09/27/2018
E973504	CHNGE SRVC	0	03/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2308/0774	9/24/2019	QC	U	I	11		100
GRANTOR: KEENE HAL JR & JENNIF							
GRANTEE: KEENE HAL JR & JENN							
2219/0454	8/23/2018	QC	U	V	11		100
GRANTOR: KEENE HAL JR							
GRANTEE: KEENE HAL JR & JENN							

BUILDING NOTES											
----------------	--	--	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS											
BAS=[YR=2019] W16 FSP=[YR=2019] W20 S8 E20 N8\$ S8 W20 N8 W12 N11 W29 S26 E4 FGR=[YR=2019] S29 E25 N25 W16 N4 W9\$ E9 S4 E16 S15 E9 S5 E1 FOP=[YR=2019] S6 E37 N6 W37\$ E38 N12 E4 N15 W4 N12\$ PTR=E20 FUS=[YR=2019] E13 S12 STR=[YR=2019] E4 S4 W7 S4 W4 N8 E7\$ W7 S8 E4 N4 E3 S24 W13 N40\$ W20\$.											