PT OF SEC 8-4N-24E
IN OR 2210/398
(EX ESMT PT OR 623/1250)

KERNEN RYAN S & CAROLYN J
282657 LAKE HAMPTON RD
HILLIARD, FL 32046

2023

08-4N-24-0000-0003-0060

BUILDING CHARACTERISTICS

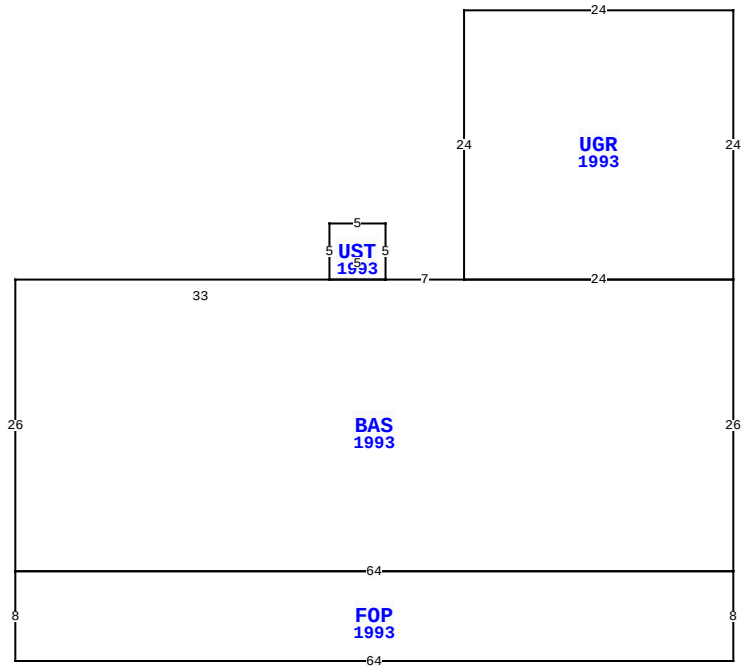
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,664	100	1,664	154,904
FOP	512	30	154	14,336
UGR	576	45	259	24,110
UST	25	45	11	1,024
TOTALS	2,777		2,088	194,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,088	118.8985	107.31	224,063	1975	1995	0	0	0	13.25	86.75

1 SINGLE FAM – 100% - 2019 Heated Area: 1664 HX Base Yr 2019



282657 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/26/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		194,375
TOTAL MARKET OB/XF VALUE		25,683
TOTAL LAND VALUE - MARKET		180,900
TOTAL MARKET VALUE		254,484
SOH/AGL Deduction		71,912
ASSESSED VALUE		182,572
TOTAL EXEMPTION VALUE	HX HB VX AM	70,728
BASE TAXABLE VALUE		111,844
TOTAL JUST VALUE		400,958
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		199,534

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001173	REPAIR/RRF	4,500	02/06/2019
8565	XFOB	7,296	12/29/1992
7913	ADDITION	14,372	03/10/1992
7229	HOUSEMVING	1,000	05/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2210/0398	7/12/2018	WD	Q	I	01	290,000
GRANTOR: JUDE CYNTHIA BLAIR GE						
GRANTEE: KERNEN RYAN S & CAR						
0716/0018	10/13/1994	QC	U	I	01	100
GRANTOR: GANEY CYNTHIA BLAIR						
GRANTEE: GEIGER CYNTHIA BLAI						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 S24 BAS=[YR=1993] W7 UST=[YR=1993] N5 W5 S5 E5$ W33 S26 FOP=[YR=1993] S8 E64 N8 W64$ E64 N26 W24$ E24 N24$.

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	0201	BARN WD 10	0	100	49	47	2,303.00	SF	17.00	17.00	100	2003	2003	3	36	14,094	
2	0811	CONCRETE B	0	100	24	24	576.00	SF	5.20	5.20	100	1995	1995	3	72	2,157	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	1999	1999	3	20	511	
4	0350	CARPORT WD	0	100	30	20	600.00	SF	8.58	8.58	100	2012	2012	3	60	3,089	
5	0681	POLE SHED	0	100	36	30	1,080.00	SF	15.00	15.00	100	2003	2003	3	36	5,832	

LAND DESCRIPTION

TOTAL OB/XF 25,683

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	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0			0.00	0.00	10.06	AC		1.00	1.00	1.00	440.00	440.00	4,426							
3	009910	M	MKT.VAL.AG	0			0.00	0.00	10.06	AC		1.00	1.00	1.00	15,000.00	15,000.00	150,900							

REVIEW DATE 10/02/2019 BY TWX Total Acres: 11.06 Total Land Value: 34,426 Market: 150,900 Agricultural: 4,426 Common: 30,000 PRINTED 08/02/2023 BY SYS