

PT OF NE1/4 IN OR 1900/1463 &  
PT LOT 2 IN OR 2136/1021  
PENNY HADDOCK ESTATES PB 5/338

NEWMAN TIMOTHY A  
282700 LAKE HAMPTON RD  
HILLIARD, FL 32046

2023

08-4N-24-0000-0003-0100



| BUILDING CHARACTERISTICS                                                                                                                      |                  |                |                                  |                      | MARKET ADJUSTMENTS |             |                |                |             |           |             |           |        |                 | NASSAU COUNTY PROPERTY |                       |                   |                             |      |         |      |     |    |        |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------|------------------|----------------|----------------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|-----------|-------------|-----------|--------|-----------------|------------------------|-----------------------|-------------------|-----------------------------|------|---------|------|-----|----|--------|--|--|
| ELEMENT                                                                                                                                       | CD               | CONSTRUCTION   | TYPE                             | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB       | ECON        | FNCT      | NORM   | % COND          | PAGE 1 of 1 4          |                       |                   |                             |      |         |      |     |    |        |  |  |
| Exterior Wall                                                                                                                                 | 05               | AVERAGE 100    | 0100                             | 01                   | 2,370              | 121.6033    | 109.75         | 260,108        | 2008        | 2008      | 0           | 0         | 0      | 6.50            | 93.50                  | VALUATION BY STANDARD |                   |                             |      |         |      |     |    |        |  |  |
| Roof Structur                                                                                                                                 | 03               | GABLE/HIP 100  | 1 SINGLE FAM - 100% - 2015       |                      |                    |             |                |                |             |           |             |           |        |                 |                        | Heated Area: 2108     |                   |                             |      |         |      |     |    |        |  |  |
| Roof Cover                                                                                                                                    | 03               | COMP SHNGL 100 |                                  |                      |                    |             |                |                |             |           |             |           |        |                 |                        | HX Base Yr 2015       |                   |                             |      |         |      |     |    |        |  |  |
| Interior Wall                                                                                                                                 | 05               | DRYWALL 100    |                                  |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                                 | 14               | CARPET 70      |                                  |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| Interior Floo                                                                                                                                 | 11               | CLAY TILE 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          |                                  |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| Occupancy                                                                                                                                     | 00               | NONE 100       |                                  |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| Quality                                                                                                                                       |                  |                | 06                               | Quality Level 06     |                    |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| 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                                                                                                                                           | 2,108            | 100            | 2,108                            | 216,315              |                    |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| FCP                                                                                                                                           | 480              | 25             | 120                              | 12,314               |                    |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                           | 40               | 30             | 12                               | 1,231                |                    |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| FOP                                                                                                                                           | 434              | 30             | 130                              | 13,341               |                    |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| TOTALS                                                                                                                                        |                  |                | 3,062                            | 2,370                | 243,201            |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| EXTRA FEATURES                                                                                                                                |                  |                | 282700 LAKE HAMPTON RD, HILLIARD |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| 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                                                                                                                                             | 0940             | SHEDS/PORT     | 0 100                            | 12 10                | 120.00             | SF          | 30.00          | 30.00          | 100         | 2009      | 2009        | 3         | 45     | 1,620           |                        |                       |                   |                             |      |         |      |     |    |        |  |  |
| LAND DESCRIPTION                                                                                                                              |                  |                |                                  |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                       | TOTAL OB/XF 1,620 |                             |      |         |      |     |    |        |  |  |
| L N                                                                                                                                           | USE CODE         | CLS            | LAND USE DESCRIPTION             | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE | D T         | DPHT FACT | % COND | TOT ADJ         | UNIT PRICE             | ADJ UNIT PRICE        | LAND VALUE        | OTHER ADJUSTMENTS AND NOTES | YEAR | DENSITY | DECL | FRZ | YR | CONSRV |  |  |
| 1                                                                                                                                             | 000115           | C              | SFR ACRES                        | 100                  | 0007               | OR          | 0.00           | 0.00           | 3.00        | AC        |             | 1.00      | 1.00   | 1.00            | 25,000.00              | 25,000.00             | 75,000            |                             |      |         |      |     |    |        |  |  |
| 2                                                                                                                                             | 000115           | C              | SFR ACRES                        | 100                  |                    |             | 0.00           | 0.00           | 3.47        | AC        |             | 1.00      | 1.00   | 1.00            | 25,000.00              | 25,000.00             | 86,750            |                             |      |         |      |     |    |        |  |  |
| REVIEW DATE 10/16/2018 BY TWA Total Acres: 6.47 Total Land Value: 161,750 Market: 0 Agricultural: 0 Common: 161,750 PRINTED 08/02/2023 BY SYS |                  |                |                                  |                      |                    |             |                |                |             |           |             |           |        |                 |                        |                       |                   |                             |      |         |      |     |    |        |  |  |