IN OR 2314/1163
ESMT IN OR 2326/1736

SELPH HEATH Q & ALLISON M
28151 LAKE HAMPTON RD
HILLIARD, FL 32046

2023

39-4N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

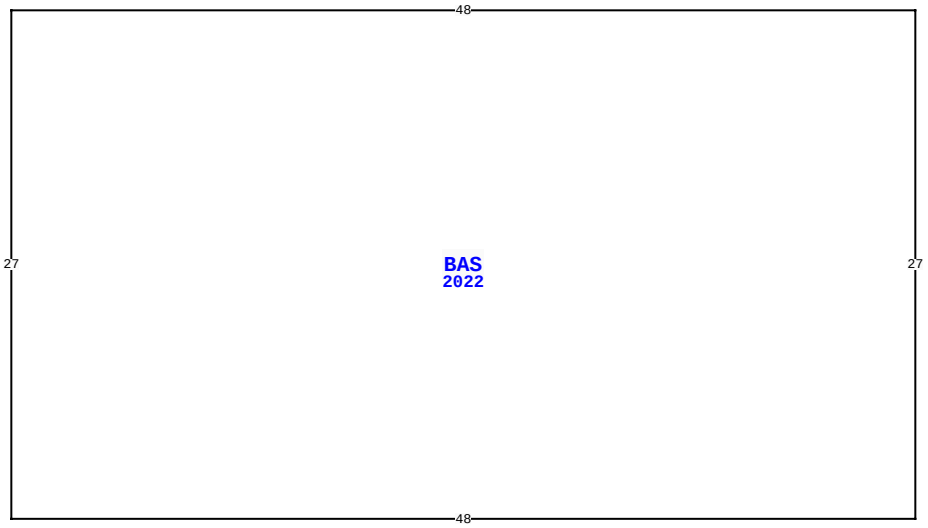
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	97,408
TOTALS	1,296		1,296	97,408

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0832	02	1,296	116.8000	75.92	98,392	2022	2022	0	0	0	1.00	99.00

1 MH 94NO RP – 0% - 0 Heated Area: 1296 HX Base Yr



28151 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	97,408
TOTAL MARKET OB/XF VALUE	6,348
TOTAL LAND VALUE - MARKET	45,570
TOTAL MARKET VALUE	149,326
SOH/AGL Deduction	12,709
ASSESSED VALUE	136,617
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	136,617
TOTAL JUST VALUE	149,326
NCON VALUE	97,408
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	35,645

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003290	CO ISSUED	0	03/01/2022
21011242	MH MOVE-ON	0	08/25/2021
20010823	CARPORT	22,218	12/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2314/1163	10/10/2019	WD	U	V	37	15,000
GRANTOR: MASON MICHELLE G & DA						
GRANTEE: SELPH HEATH Q & ALL						
2314/1161	10/01/2019	WD	U	V	11	100
GRANTOR: G & H LAND DEVELOPMEN						
GRANTEE: RANDALL MICHELLE G						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W48 S27 E48 N27$.

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
2	0351	CARPORT MT	0	0	46	20	920.00	SF	6.90	6.90	100	2023	2022	3	100	6,348	

LAND DESCRIPTION

TOTAL OB/XF 6,348

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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.17	AC		1.00	1.00	0.70	30,000.00	21,000.00	45,570							

REVIEW DATE 05/03/2022 BY TWA Total Acres: 2.17 Total Land Value: 45,570 Market: 0 Agricultural: 0 Common: 45,570 PRINTED 08/02/2023 BY SYS