

PT OF LOT 1
IN OR 1093/1064
LAKE HAMPTON EST PB 5/336-337

FAULKNER ROY E & BARBARA J
28483 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2023

41-4N-23-1210-0001-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9005.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2,800	275,035
FGR	635	55	349	34,281
FOP	79	30	24	2,357
FOP	366	30	110	10,805

TOTALS	3,880		3,283	322,478
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	48	24	1,152.00	SF	4.00	4.00
2	0300	BOAT DCK W	0 100	20	10	200.00	SF	40.00	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006		0.00	0.00	3.80

REVIEW DATE	06/09/2021	BY	TWA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0900	01	3,283	96.4620	114.55	376,068	2003	2003	0	0	0	14.25	85.75	
1 SNGL FAM - 100% - 2004 Heated Area: 2800 HX Base Yr 2004													

28483 LAKE HAMPTON RD, HILLIARD	BLD DATE	LGL DATE
	XF DATE	LAND DATE
	INC DATE	AG DATE

TOTAL OB/XF													
7,163													
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
1	000115	C	SFR ACRES	100	0006		0.00	0.00	3.80	AC		1.00	1.00

Total Acres: 3.80	Total Land Value: 95,000	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		322,478	
TOTAL MARKET OB/XF VALUE		7,163	
TOTAL LAND VALUE - MARKET		95,000	
TOTAL MARKET VALUE		424,641	
SOH/AGL Deduction		223,881	
ASSESSED VALUE		200,760	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		150,760	
TOTAL JUST VALUE		424,641	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		353,897	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310616	NEW CONSTR	199,669	04/09/2003
R034686	REPAIR/RRF	3,500	01/09/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1093/1064	11/08/2002	WD	U	V	07	100	
GRANTOR: TIBSEN & FAIR INC							
GRANTEE: FAULKNER ROY & BARB							
0962/0117	12/14/2000	WD	Q	V		100,000	
GRANTOR: TIBSEN & FAIR INC							
GRANTEE: FAULKNER ROY E & BA							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2003] W2 U2 L2 W8 D2 L2 W2 FOP=[YR=2003] N8 W42 S8 E3 U2 R2 E8 D2 R2 E2 S2 E25 N2 S2 W25 N2 W2 U2 L2 W8 D2 L2 W17 S44 FGR=[YR=2003] S25E24 N32 W5 S7 W19 S E19 N7 E5 S1 E9 FOP=[YR=2003] S4 E11 N4 W2 N5W7 S5 W2\$ E2 N5 E7 S5 E30 N38 \$.							