LOT 1 &
S-4 OF LOT 1 OF LAKE HAMPTON
EST PB 5/336-337

BONNER RICHARD E
28417 LAKE HAMPTON RD
HILLIARD, FL 32046

2023

41-4N-23-1512-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

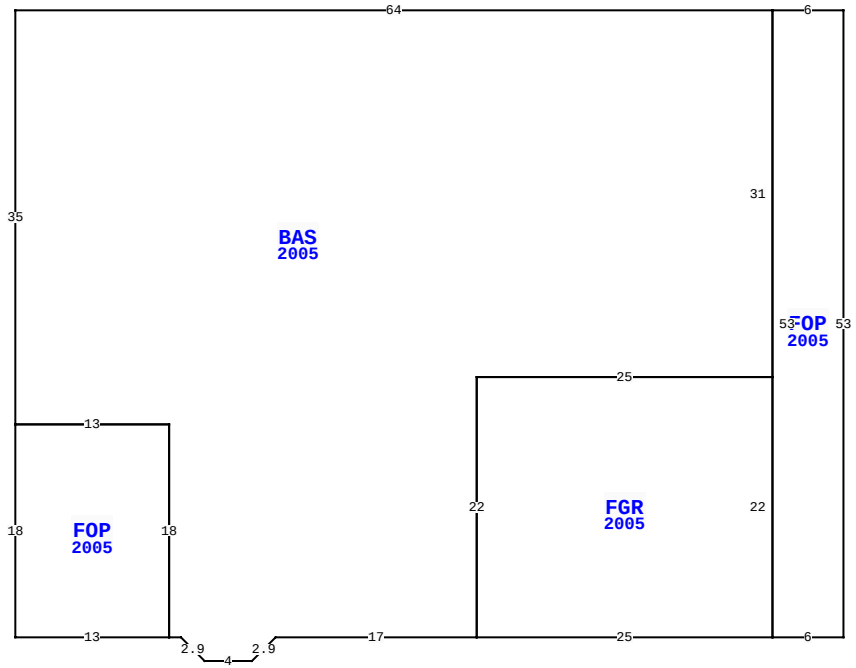
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,620	100	2,620	252,186
FGR	550	55	302	29,069
FOP	234	30	70	6,737
FOP	318	30	95	9,144
TOTALS	3,722		3,087	297,137

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,087	92.9016	110.32	340,558	2005	2005	0	0	0	12.75	87.25

1 SNGL FAM – 100% - 2006 Heated Area: 2620 HX Base Yr 2006



28417 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

EXTRA FEATURES

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	2005	2005	3	90	3,150	
2	0811	CONCRETE B	0	100	0	0	874.00	SF	5.20	5.20	100	2005	2005	3	87	3,954	
3	0940	SHEDS/PORT	0	100	16	10	160.00	SF	30.00	30.00	100	2006	2006	3	31	1,488	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,137
TOTAL MARKET OB/XF VALUE		8,592
TOTAL LAND VALUE - MARKET		92,750
TOTAL MARKET VALUE		398,479
SOH/AGL Deduction		212,416
ASSESSED VALUE		186,063
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		136,063
TOTAL JUST VALUE		398,479
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		330,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509876	H/AC	0	06/01/2005
E14729	ELEC OTHER	0	04/01/2005
P09363	OTHER	0	04/01/2005
B14850	NEW CONSTR	210,000	03/01/2005
R07382	REPAIR/RRF	5,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1680/0514	5/24/2010	QC	U	I	11	100
GRANTOR: BONNER CAROL A						
GRANTEE: BONNER RICHARD E						
1206/0002	2/04/2004	WD	Q	V		55,000
GRANTOR: TIBSEN & FAIR INC						
GRANTEE: BONNER RICHARD E &						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2005] W6 BAS=[YR=2005] W64 S35 FOP=[YR=2005] S18 E13 N18 W13 $ E13 S18 E1 D2 R2 E4 U2 R2 E17 FGR=[YR=2005] E25 N22 W25 S22 $ N22 E25 N31 $ S53 E6 N53 $.

LAND DESCRIPTION

TOTAL OB/XF 8,592

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0006	OR	0.00	0.00	3.71	AC		1.00	1.00	1.00	25,000.00	25,000.00	92,750							

REVIEW DATE 06/09/2021 BY TWA Total Acres: 3.71 Total Land Value: 92,750 Market: 0 Agricultural: 0 Common: 92,750 PRINTED 08/02/2023 BY SYS