

BLOCK 2 LOTS 1 2 14 15 & 16
N10 FT OF LOT 2 BLOCK 3 &
ALL OF LOT 1 BLOCK 3

WOEHRLE DEAN W &/HARRIS DEBRA L
28264 LAKE HAMPTON RD
HILLIARD, FL 32046

2023

41-4N-23-2100-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100	2,145	176,949
DCK	517	10	52	4,290
FGR	825	55	454	37,453
FOP	120	30	36	2,970
FOP	200	30	60	4,950

TOTALS	3,807		2,747	226,611
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0	100	3	40			120.00	SF	6.50
4	0812	CONCRETE C	0	100	0	0			1,645.00	SF	4.00
5	0300	BOAT DCK W	0	100	487	5			2,435.00	SF	40.00
6	0300	BOAT DCK W	0	100	186	5			930.00	SF	40.00
7	0300	BOAT DCK W	0	100	0	0			528.00	SF	40.00
8	0810	CONCRETE A	0	100	15	14			210.00	SF	6.50

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000132	C	SFR RIVER	100	0006	RS-1	0.00	0.00	1.00	LT	
2	000115	C	SFR ACRES	100	0006		0.00	0.00	2.00	LT	
3	000115	C	SFR ACRES	100	0006		0.00	0.00	1.00	UT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,747	118.5696	107.01	293,956	1985	1988	0	0	0	22.91
1 SINGLE FAM - 100% - 1997 Heated Area: 2145 HX Base Yr 1997											
28264 LAKE HAMPTON RD, HILLIARD											

TOTAL OB/XF											
56,207											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		226,611	
TOTAL MARKET OB/XF VALUE		56,207	
TOTAL LAND VALUE - MARKET		120,000	
TOTAL MARKET VALUE		402,818	
SOH/AGL Deduction		178,221	
ASSESSED VALUE		224,597	
TOTAL EXEMPTION VALUE		HX HB DX	55,000
BASE TAXABLE VALUE		169,597	
TOTAL JUST VALUE		402,818	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		340,941	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012598	METAL ROOF	6,000	09/20/2021
21012597	REPAIR/RRF	26,000	09/20/2021
B9603317	ADDITION	18,000	09/01/1996
4435	NEW CONSTR	61,264	10/13/1987

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1822/0328	10/26/2012	QC	U	I	11
GRANTOR: WOEHRLE DEAN W & DEBR					
GRANTEE: WOEHRLE DEAN W & DE					
0744/1612	11/22/1995	WD	Q	I	
GRANTOR: GRIEGER PATTY A					
GRANTEE: WOEHRLE DEAN W					

BUILDING NOTES					

BUILDING DIMENSIONS					
BAS=[YR=1993] W3 DCK=[YR=1996] N8 W16 N7 W19 S7 W13 S8 E48 \$ W62 FOP=[YR=1996] N8 W25 S8 FGR=[YR=1996] S33 E25 N33 W25 \$ E25 \$S33 E22 FOP=[YR=1993] S6 E20 N6 W20 \$ E43 N33 \$.					