

BLOCK 3 LOT 2 (EX N10 FT)
IN OR 749 PG 201
ST MARYS HIGHLANDS PB 5/12-13

NETTLES MICHAEL J & GEORGINA T
28266 LAKE HAMPTON RD
HILLIARD, FL 32046

2023

41-4N-23-2100-0003-0020



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 90
Interior Floo	08	SHT VINYL 10
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	9004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100	1,643	145,272
FGR	434	55	239	21,132
FOP	144	30	43	3,802
PTO	132	5	7	619
TOTALS	2,353		1,932	170,825

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	100	10	31	310.00	SF	6.50	6.50	
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0006	RS-1	0.00	0.00	1.00	LT	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,932	122.8430	110.87	214,201	1990	1995	0	0	20.25	79.75
1 SINGLE FAM - 100% - 1997											
Heated Area: 1643											
HX Base Yr 1997											
28266 LAKE HAMPTON RD, HILLIARD											

TOTAL OB/XF											
5,550											
BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE						

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			170,825
TOTAL MARKET OB/XF VALUE			5,550
TOTAL LAND VALUE - MARKET			30,000
TOTAL MARKET VALUE			206,375
SOH/AGL Deduction			106,659
ASSESSED VALUE			99,716
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			49,716
TOTAL JUST VALUE			206,375
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			175,812

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6312	NEW CONSTR	60,464	02/26/1990

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0749/1201	1/25/1996	WD	Q	I		65,000	
GRANTOR:WELLS TOM & HELEN							
GRANTEE:NETTLES MICHAEL & G							
0749/0088	1/18/1996	QC	U	I	06	100	
GRANTOR:CLARK JAMES W & KAREN							
GRANTEE:WELLS TOM & HELEN							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FGR=[YR=1993] W14 BAS=[YR=1993] W16 PTO=[YR=1993] N11 W12 S11 E12 \$ W37 S31 E22 FOP=[YR=1993] S6 E24 N6 W24\$ E31 N31 \$ S31 E14 N31 \$.											