

BLOCK 3 LOTS 3 & 4
IN OR 888/1381
EX R/W IN OR 106/450

HINSON FERRELL S & DIANA G
28288 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2023

41-4N-23-2100-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

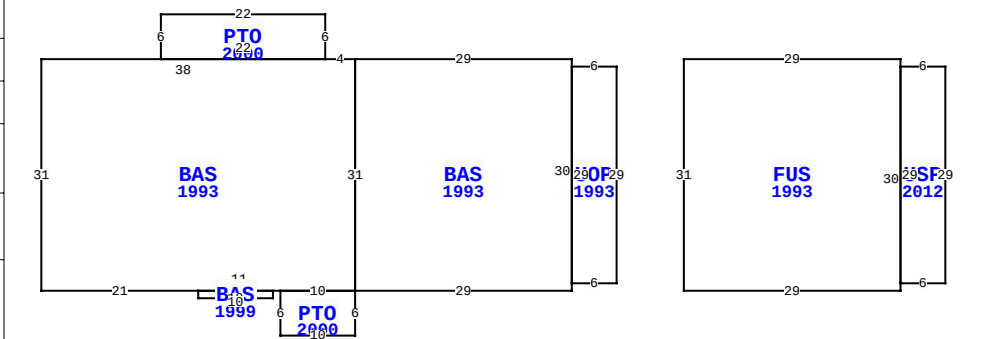
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	899	100	899	70,989
BAS	1,302	100	1,302	102,811
BAS	10	100	10	790
FUS	899	100	899	70,989
PTO	60	5	3	237
PTO	132	5	7	553
UOP	174	20	35	2,763
USP	174	30	52	4,106
TOTALS	3,650		3,207	253,237

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	32	3	96.00	SF	6.50	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0810	CONCRETE A	0 100	27	14	378.00	SF	6.50	
4	0940	SHEDS/PORT	0 100	12	8	96.00	SF	21.30	

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	RS-1	0.00	0.00	2.00

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,207	115.5336	104.27	334,394	1983	1983	0	0	0	24.27	75.73
1 SINGLE FAM - 100% - 2004					Heated Area: 3110				HX Base Yr 2004			



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

TOTAL OB/XF													
5,134													

TOTAL OB/XF													
5,134													

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			253,237
TOTAL MARKET OB/XF VALUE			5,134
TOTAL LAND VALUE - MARKET			60,000
TOTAL MARKET VALUE			318,371
SOH/AGL Deduction			162,422
ASSESSED VALUE			155,949
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			105,949
TOTAL JUST VALUE			318,371
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			273,271

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035216	REPAIR/RRF	2,318	01/06/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1151/1918	7/09/2003	WD	U	I	24
GRANTOR: NEWKIRK GEORGE E JR &					SALE PRICE
GRANTEE: HINSON FERRELL & DI					
0888/1381	6/25/1999	WD	Q	I	
GRANTOR: PANOS TAMI R					94,000
GRANTEE: NEWKIRK GEORGE E JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W29 BAS=[YR=1993] W4 PTO=[YR=2000] N6 W22 S6 E22 \$ W38 S31 E21 BAS=[YR=1999] S1 E10N1 W10 \$ E11 PTO=[YR=2000] S6 E10 N6 W10 \$ E10 N31 \$ S31 E29 N1 UOP=[YR=1993] E6 N29 W6S29\$ N30\$ PTR=E15 FUS=[YR=1993] E29 S1 USP=[YR=2012] E6 S29 W6 N29\$ S30 W29 N31\$ W15\$.									