LOT 1 (IN SEC 8-4N-24)
IN OR 1918/161
F/K/A 08-4N-24-0000-0003-0050

HEMPFLING ROGER/ALLEN-KASSAB STACY
282568 LAKE HAMPTON RD
HILLIARD, FL 32046

2024

05-4N-24-1630-0001-0000

BUILDING CHARACTERISTICS

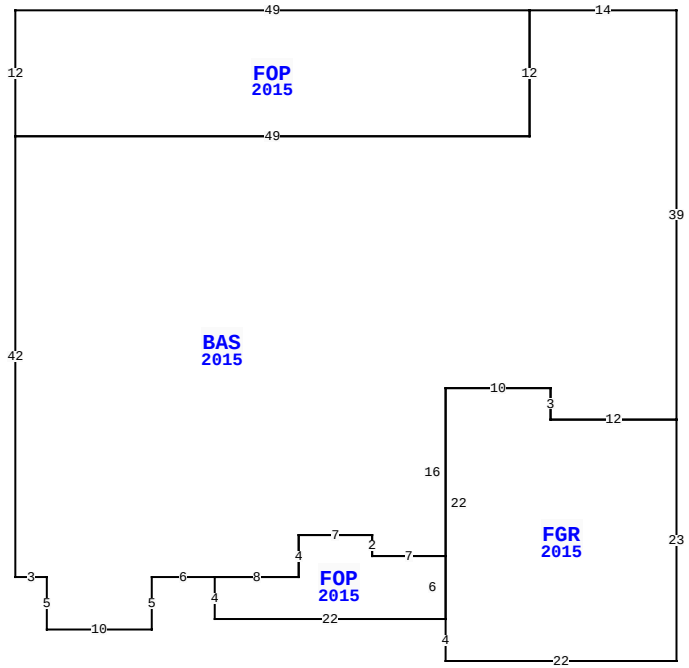
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,462	100	2,462	285,759
FGR	536	55	295	34,240
FOP	130	30	39	4,526
FOP	588	30	176	20,428
TOTALS	3,716		2,972	344,953

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,972	96.2748	120.34	357,650	2015	2015	0	0	0	3.55	96.45

1 SNGL FAM – 100% - 2016 Heated Area: 2462 HX Base Yr 2016



282568 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		443,882
TOTAL MARKET OB/XF VALUE		83,088
TOTAL LAND VALUE - MARKET		255,000
TOTAL MARKET VALUE		591,500
SOH/AGL Deduction		166,247
ASSESSED VALUE		425,253
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		375,253
TOTAL JUST VALUE		781,970
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		764,444

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18002096	SWIM POOL	35,000	03/13/2018
17009107	CO ISSUED	0	10/16/2017
17000808	NEW CONSTR	94,998	02/03/2017
B1530056	CO ISSUED	0	09/21/2015
B1530056	NEW CONSTR	307,822	03/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1918/0161	5/20/2014	WD	Q	V	01	94,000
GRANTOR: VILLENEUVE MICHAEL J						
GRANTEE: HEMPFLING ROGER & S						
1530/0437	10/12/2007	WD	Q	V		180,000
GRANTOR: HADDOCK CARL SIDNEY &						
GRANTEE: VILLENEUVE MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W14 FOP=[YR=2015] W49 S12 E49 N12$ S12 W49 S42 E3 S5 E10 N5 E6 FOP=[YR=2015] S4 E22 FGR=[YR=2015] S4 E22 N23 W12 N3 W10 S22$ N6 W7 N2 W7 S4 W8$ E8 N4 E7 S2 E7 N16 E10 S3 E12 N39$.

EXTRA FEATURES

LN	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	0812	CONCRETE C	0	100	0	0	1,836.00	SF	4.00	4.00	100	2015	2015	3	95	6,977	
2	0810	CONCRETE A	0	100	0	0	162.00	SF	6.50	6.50	100	2015	2015	3	95	1,000	
3	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	2016	2016	3	74	6,394	
4	0811	CONCRETE B	0	100	24	22	528.00	SF	5.20	5.20	100	2016	2016	3	96	2,636	
5	0861	POOL GUNIT	0	100	37	18	666.00	SF	85.00	85.00	100	2018	2018	3	87	49,251	
6	0855	CONC PAVER	0	100	0	0	1,161.00	SF	10.00	10.00	100	2018	2018	3	97	11,262	
7	0462	ST/AL FNC	0	100	128	5	640.00	SF	10.00	10.00	100	2018	2018	3	87	5,568	

LAND DESCRIPTION

TOTAL OB/XF 83,088

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	415.00	415.00	4,150							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	190.00	190.00	380							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	195,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 14.00 Total Land Value: 64,530 Market: 195,000 Agricultural: 4,530 Common: 60,000 PRINTED 08/06/2024 BY SYS

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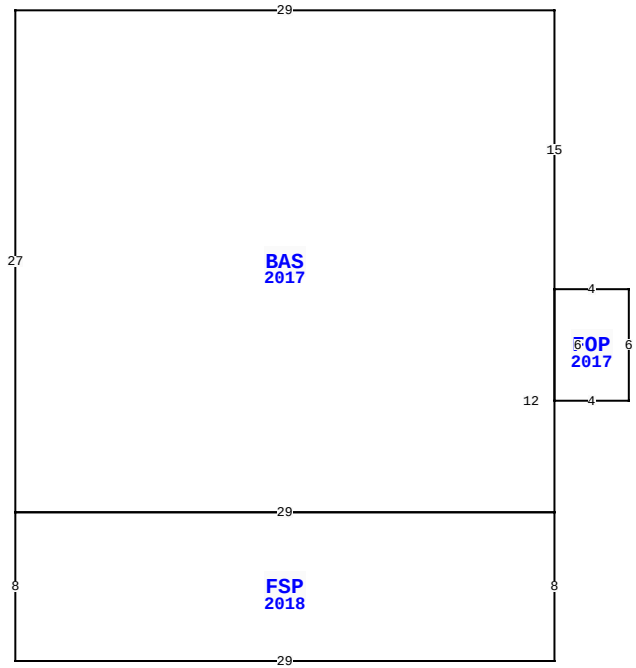
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	783	100	783	87,726
FOP	24	30	7	784
FSP	232	40	93	10,420
TOTALS	1,039		883	98,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	883	120.9600	114.91	101,466	2017	2017	0	0	0	2.50	97.50

2 SINGLE FAM – 100% - 2016 Heated Area: 783 HX Base Yr 2016



282568 LAKE HAMPTON RD, HILLIARD

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LN	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

NASSAU COUNTY PROPERTY

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GRANTOR: HADDOCK CARL SIDNEY &						
GRANTEE: VILLENEUVE MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2017] W4 BAS=[YR=2017] N15 W29 S27 FSP=[YR=2018] S8 E29 N8 W29$ E29 N12 $ S6 E4 N6$.

LAND DESCRIPTION

TOTAL OB/XF 0

LN	USE CODE	CLS	LAND USE DESCRIPTION	CAP	RD	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	DT	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 02/14/2024 BY KBA Total Acres: 14.00 Total Land Value: 64,530 Market: 195,000 Agricultural: 4,530 Common: 60,000 PRINTED 08/06/2024 BY SYS