PT GOVT LOT 3 OF SEC 7-4N-24E
IN OR 1061/1228 BEING ONLY PT
LYING N OF LAKE HAMPTON RD

LLOYD ORVILLE W
281718 LAKE HAMPTON RD
HILLIARD, FL 32046

2024

07-4N-24-0000-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

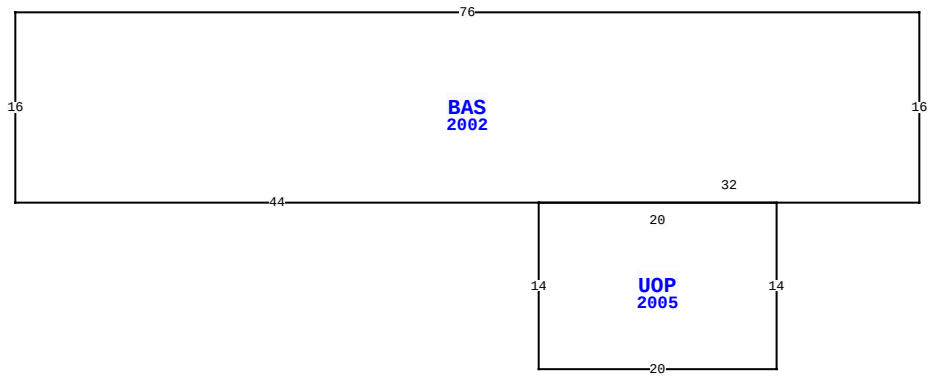
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	42,754
UOP	280	25	70	2,461
TOTALS	1,496		1,286	45,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,286	117.2000	87.90	113,039	1997	1997	0	0	0	60.00	40.00

1 M/H 94+ – 100% - 2003 Heated Area: 1216 HX Base Yr 2003



281718 LAKE HAMPTON RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		45,216
TOTAL MARKET OB/XF VALUE		341
TOTAL LAND VALUE - MARKET		17,400
TOTAL MARKET VALUE		62,957
SOH/AGL Deduction		24,251
ASSESSED VALUE		38,706
TOTAL EXEMPTION VALUE	HX HB WR	30,000
BASE TAXABLE VALUE		8,706
TOTAL JUST VALUE		62,957
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		62,052

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1061/1228	6/11/2002	QC	U	I	01	100
GRANTOR: LLOYD ORVILLE WINSTON						
GRANTEE: LLOYD ORVILLE WINST						
1013/1949	1/26/2001	QC	U	I	01	100
GRANTOR: WOODS LISA LLOYD						
GRANTEE: LLOYD ORVILLE WINST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W76 S16 E44 UOP=[YR=2005] S14 E20 N14 W20$ E32 N16$.

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	0940	SHEDS/PORT	0	100	10	8	80.00	SF	21.30	21.30	100	2001	2001	3	20	341	

LAND DESCRIPTION

TOTAL OB/XF 341

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	000102	C	SFR/MH	100		OR	0.00	0.00	0.58	AC		1.00	1.00	1.00	30,000.00	30,000.00	17,400							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.58 Total Land Value: 17,400 Market: 0 Agricultural: 0 Common: 17,400 PRINTED 08/06/2024 BY SYS