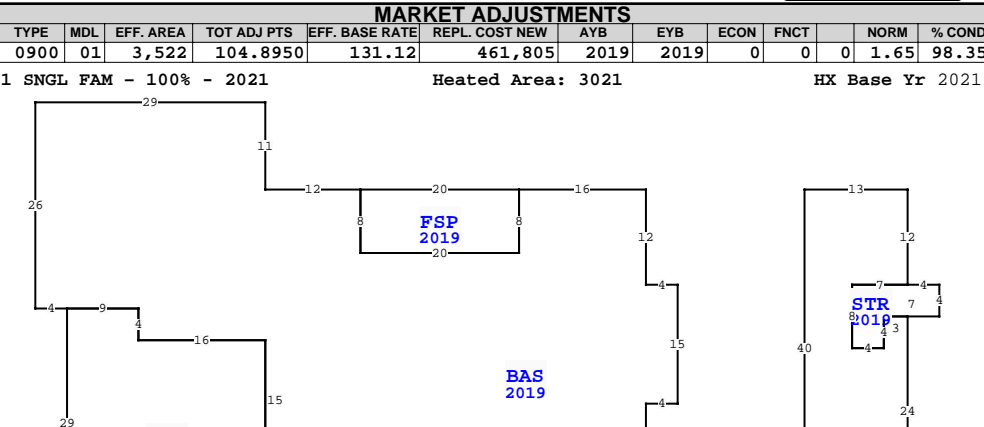




BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	10 ABOVE AVG 90
Exterior Wall	20 FACE BRICK 10
Roof Structure	08 IRREGULAR 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floor	08 SHT VINYL 70
Interior Floor	14 CARPET 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	3.5 100
Frame	02 WOOD FRAME 100
Stories	0 100
Units	0 100
Occupancy	00 NONE 100



NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			454,185
TOTAL MARKET OB/XF VALUE			22,073
TOTAL LAND VALUE - MARKET			73,800
TOTAL MARKET VALUE			550,058
SOH/AGL Deduction			95,990
ASSESSED VALUE			454,068
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			404,068
TOTAL JUST VALUE			550,058
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			529,963

Quality		04 Quality Level 04	
DOR CODE		0100 SINGLE FAMILY	
MAP NUM		MKT AREA 09	
NEIGHBORHOOD/LOC 9001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	SUBAREA MARKET VALUE
BAS	2,545	100	328,194
FGR	661	55	46,940
FOP	222	30	8,640
FSP	160	40	8,254
FUS	476	100	61,383
STR	60	10	774
TOTALS	4,124		454,185

EXTRA FEATURES		282085 LAKE HAMPTON RD, HILLIARD	
L N	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	0500	FP-PRE FAB	0 100 0 0 1.00 UT 3,500.00 3,500.00 100 2019 2019 3 99 3,465
2	0811	CONCRETE B	0 100 0 0 914.00 SF 5.20 5.20 100 2019 2019 3 98 4,658
3	0680	POLE SHED	1 100 50 30 1,500.00 SF 10.00 10.00 100 2021 2020 93 13,950

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20003688		36,225	05/01/2020
19008014	CO ISSUED		07/29/2019
18009895	NEW CONSTR	384,369	09/27/2018
E973504	CHNGE SRVC	0	03/01/1997

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2308/0774	9/24/2019	QC	U	I	11	100
GRANTOR: KEENE HAL JR & JENNIFER						
GRANTEE: KEENE HAL JR & JENNIFER						
2219/0454	8/23/2018	QC	U	V	11	100
GRANTOR: KEENE HAL JR						
GRANTEE: KEENE HAL JR & JENNIFER						

LAND DESCRIPTION		TOTAL OB/XF 22,073																						
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000115	C	SFR ACRES	100		OR	0.00	0.00	2.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	73,800							

BUILDING NOTES	
BAS=[YR=2019] W16 FSP=[YR=2019] W20 S8 E20 N8\$ S8 W20 N8 W12 N11 W29 S26 E4 FGR=[YR=2019] S29 E25 N25 W16 N4 W9\$ E9 S4 E16 S15 E9 S5 E1 FOP=[YR=2019] S6 E37 N6 W37\$ E38 N12 E4 N15 W4 N12\$ PTR=E20 FUS=[YR=2019] E13 S12 STR=[YR=2019] E4 S4 W7 S4 W4 N8 E7\$ W7 S8 E4 N4 E3 S24 W13 N40\$ W20\$.	