PT OF E1/2 OF NW1/4 LYING
SOUTH OF KINGS FERRY ROAD
IN OR 2207/198

HALL SANDRA L
282565 LAKE HAMPTON RD
HILLIARD, FL 32046

2024

08-4N-24-0000-0003-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

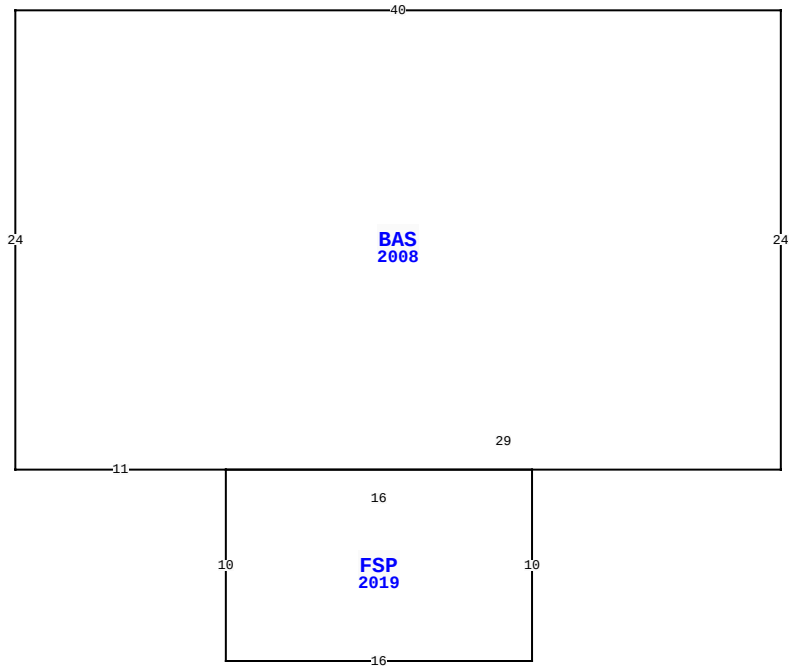
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06
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	960	100	960	73,562
FSP	160	60	96	7,356
TOTALS	1,120		1,056	80,918

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,056	159.6400	119.73	126,435	1999	2009	0	0	0	36.00	64.00

2 M/H 94+ – 100% - 2019 Heated Area: 960 HX Base Yr 2019



282565 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		87,958
TOTAL MARKET OB/XF VALUE		1,707
TOTAL LAND VALUE - MARKET		53,700
TOTAL MARKET VALUE		143,365
SOH/AGL Deduction		47,076
ASSESSED VALUE		96,289
TOTAL EXEMPTION VALUE	HX HB SX	96,289
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		143,365
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		140,588

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009507	GARAGE	17,208	09/18/2018
MH4726	MH MOVE-ON	0	01/30/2006
P10535	OTHER	0	01/01/2006
8791	MH MOVE-ON	4,500	02/03/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2207/0198	6/22/2018	WD	Q	I	02	105,000
GRANTOR: JUDE CYNTHIA BLAIR GE						
GRANTEE: HALL SANDRA L						
0724/0717	2/22/1995	WD	U	I	07	100
GRANTOR: GEIGER EARL & FODIA						
GRANTEE: GEIGER CYNTHIA BLAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W40 S24 E11 FSP=[YR=2019] S10 E16 N10 W16$ E29 N24$.

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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
2	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2008	2008	3	35	1,260	
3	0810	CONCRETE A	0	100	0	0	50.00	SF	6.50	6.50	100	2019	2019	3	98	319	

LAND DESCRIPTION

TOTAL OB/XF 1,707

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	1.79	AC		1.00	1.00	1.00	30,000.00	30,000.00	53,700							

REVIEW DATE 10/02/2019 BY TWX Total Acres: 1.79 Total Land Value: 53,700 Market: 0 Agricultural: 0 Common: 53,700 PRINTED 08/06/2024 BY SYS

PT OF E1/2 OF NW1/4 LYING
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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

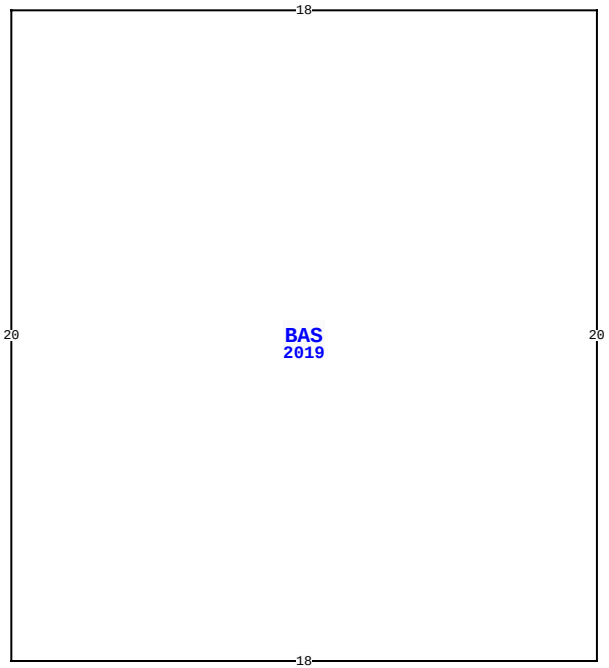
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	7,040
TOTALS	360		360	7,040

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	360	58.1900	20.37	7,333	2019	2019	0	0	0	4.00	96.00

3 GARAGE RES – 100% - 2019 Heated Area: 360 HX Base Yr 2019



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GRANTOR: GEIGER EARL & FODIA						
GRANTEE: GEIGER CYNTHIA BLAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W18 S20 E18 N20$.

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

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 10/02/2019 BY TWX Total Acres: 1.79 Total Land Value: 53,700 Market: 0 Agricultural: 0 Common: 53,700 PRINTED 08/06/2024 BY SYS