

PT OF E1/2 OF E1/2
OR 735/778 & OR 763/117 &
OR 1849/744

UPCHURCH ELIZABETH J
283095 LAKE HAMPTON RD
HILLIARD, FL 32046

2024

08-4N-24-0000-0004-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	119,549
BAS	560	100	560	59,774
BAS	560	100	560	59,774
FOP	200	30	60	6,404
FOP	265	30	80	8,539
FSP	432	40	173	18,466

TOTALS	3,137		2,553	272,508
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	27	36	972.00	SF	35.00
3	0530	STBL WD	0	100	43	29	1,247.00	SF	22.50
4	0681	POLE SHED	0	100	25	10	250.00	SF	15.00
5	0681	POLE SHED	0	100	36	14	504.00	SF	15.00
6	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00
7	0861	POOL GUNIT	0	100	24	15	360.00	SF	85.00
8	0855	CONC PAVER	0	100	0	0	1,038.00	SF	10.00
9	0855	CONC PAVER	0	100	0	0	459.00	SF	7.00
10	0855	CONC PAVER	0	100	25	2	50.00	SF	10.00

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	OR	0.00	0.00	10.97

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,553	98.1504	122.69	313,228	1988	1997	0	0	0	13.00	87.00
1 SNGL FAM - 0% - 1996												
Heated Area: 2240												
HX Base Yr 1996												
283095 LAKE HAMPTON RD, HILLIARD												
BLD DATE XF DATE INC DATE												
LGL DATE LAND DATE AG DATE												
06/16/2023 MLU												

NASSAU COUNTY PROPERTY									
PAGE 1 of 2									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					409,224				
TOTAL MARKET OB/XF VALUE					45,292				
TOTAL LAND VALUE - MARKET					208,430				
TOTAL MARKET VALUE					662,946				
SOH/AGL Deduction					245,792				
ASSESSED VALUE					417,154				
TOTAL EXEMPTION VALUE					HX HB 50,000				
BASE TAXABLE VALUE					367,154				
TOTAL JUST VALUE					662,946				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					646,491				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21054	ELEC OTHER	1,950	07/01/2008
M13935	MECH OTHER	0	06/01/2008
P13141	OTHER	0	04/01/2008
B21209	ADDITION	85,000	03/01/2008
R11110	REPAIR/RRF	2,100	03/01/2008
B0416592	XFOB	17,128	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1849/0744	4/04/2013	WD	U	I	11	100	
GRANTOR:THREATTE ROSE MARIE							
GRANTEE:THREATTE ROSE MARIE							
0763/0117	6/14/1996	WD	Q	I		85,000	
GRANTOR:UPCHURCH ELIZABETH J							
GRANTEE:THREATTE ROSE MARIE							

BUILDING NOTES									

BUILDING DIMENSIONS									
FOP=[YR=1996] W5 BAS=[YR=1996] W20 BAS=[YR=1993] W2FSP=[YR=2005] N18 W24 S18 E24 \$ W38 BAS=[YR=1996] W20 S28 E20 FOP=[YR=1993] S5 E40 N5 W40\$ N28\$ S28 E40 N28\$ S28 E20 N28\$ S28 W20 S5 E25 N33\$.									

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	OR	0.00	0.00	10.97

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