LOT 3
ESMT IN OR 2366-51
HAMPTON MILLS PBK 8/187

ROSE MARK & CAROL
282748 LAKE HAMPTON RD
HILLIARD, FL 32046

2024

08-4N-24-101H-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

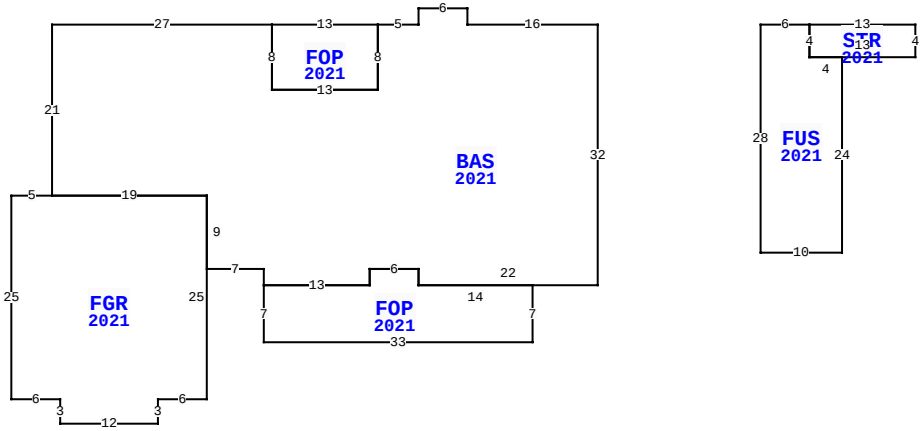
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	21	STONE 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,817	100	1,817	234,423
FGR	636	55	350	45,156
FOP	104	30	31	4,000
FOP	243	30	73	9,418
FUS	264	100	264	34,061
STR	52	10	5	645
TOTALS	3,116		2,540	327,702

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,540	103.7856	129.73	329,514	2021	2021	0	0	0	0.55	99.45

1 SNGL FAM – 100% - 2022 Heated Area: 2081 HX Base Yr 2022



282748 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	03/18/2024 DC
INC DATE		AG DATE	03/19/2024 DC

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		424,600
TOTAL MARKET OB/XF VALUE		6,273
TOTAL LAND VALUE - MARKET		246,925
TOTAL MARKET VALUE		501,041
SOH/AGL Deduction		61,558
ASSESSED VALUE		439,483
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		389,483
TOTAL JUST VALUE		677,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003834	CO ISSUED	0	03/30/2021
20004806	NEW CONSTR	303,045	06/04/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2258/0861	2/27/2019	SW	Q	V	01	94,500
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: ROSE MARK & CAROL						
2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						

BUILDING NOTES

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	1,084.00	SF	4.00	4.00	100	2021	2021	3	99	4,293	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2021	2021	3	99	1,980	

BUILDING DIMENSIONS

BAS=[YR=2021] W16 N2 W6 S2 W5 FOP=[YR=2021] W13 S8 E13 N8$ S8 W13 N8 W27 S21 FGR=[YR=2021] W5 S25 E6 S3 E12 N3 E6 N25 W19$ E19 S9 E7 S2 FOP=[YR=2021] S7 E33 N7 W14 N2 W6 S2 W13$ E13 N2 E6 S2 E22 N32$ PTR=E20 FUS=[YR=2021] E6 STR=[YR=2021] E13 S4 W13 N4$ S4 E4 S24 W10 N28$ W20$.

LAND DESCRIPTION

TOTAL OB/XF 6,273

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		OR	0.00	0.00	2.15	AC		1.00	1.00	1.00	30,000.00	30,000.00	64,500							
2	009525	C	RES POND	100		OR			0.85	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,125							
3	005701	A	TIMB2-4 SI	0		OR	0.00	0.00	10.02	AC		1.00	1.00	1.00	290.00	290.00	2,906							
4	005601	A	TIMB2-3 SI	0		OR			1.50	AC		1.00	1.00	1.00	350.00	350.00	525							
5	005901	A	HARDWOOD SI	0		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	225.00	225.00	112							
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	12.02	AC		1.00	1.00	1.00	15,000.00	15,000.00	180,300							

REVIEW DATE 03/19/2024 BY DC Total Acres: 15.02 Total Land Value: 70,168 Market: 180,300 Agricultural: 3,543 Common: 66,625 PRINTED 08/06/2024 BY SYS

LOT 3
ESMT IN OR 2366-51
HAMPTON MILLS PBK 8/187

ROSE MARK & CAROL
282748 LAKE HAMPTON RD
HILLIARD, FL 32046

2024

08-4N-24-101H-0003-0000

BUILDING CHARACTERISTICS

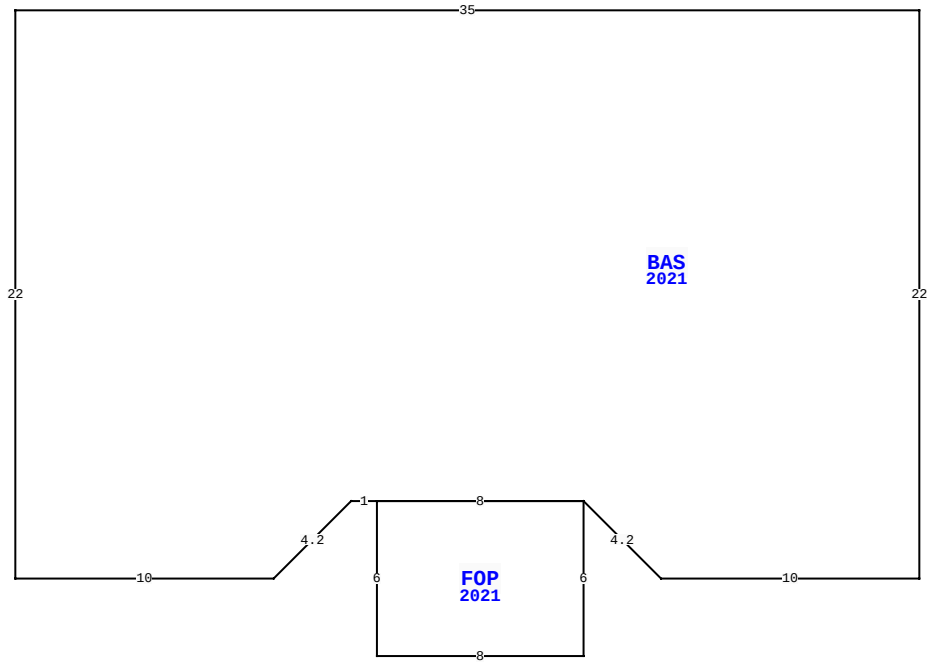
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 90
Exterior Wall	21	STONE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5600	TIMBERLAND 70-79
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9009.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	734	100	734	64,095
FOP	48	30	14	1,222
TOTALS	782		748	65,318

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0150	01	748	145.6015	72.80	54,454	2021	2021	0	119	119.95	0.55	119.95

2 ACCESORY U – 100% - 2022 Heated Area: 734 HX Base Yr 2022



282748 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		424,600
TOTAL MARKET OB/XF VALUE		6,273
TOTAL LAND VALUE - MARKET		246,925
TOTAL MARKET VALUE		501,041
SOH/AGL Deduction		61,558
ASSESSED VALUE		439,483
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		389,483
TOTAL JUST VALUE		677,798
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		671,755

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2258/0861	2/27/2019	SW	Q	V	01	94,500
GRANTOR: RAYDIENT LLC DBA RAYD						
GRANTEE: ROSE MARK & CAROL						
2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W35 S22 E10 U3 R3 E1 FOP=[YR=2021] S6 E8 N6 W8$ E8 D3 R3 E10 N22$.

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 03/19/2024 BY DC Total Acres: 15.02 Total Land Value: 70,168 Market: 180,300 Agricultural: 3,543 Common: 66,625 PRINTED 08/06/2024 BY SYS

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2024

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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

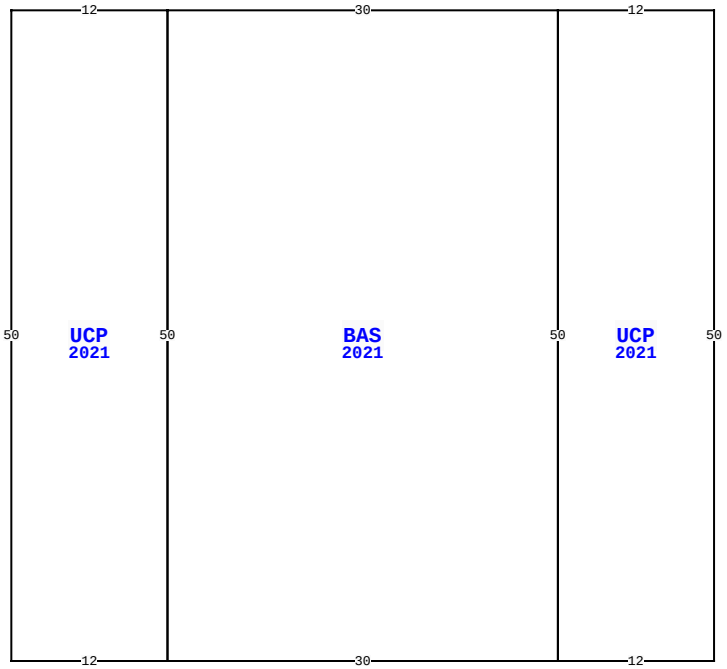
DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9009.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	1,500	27,224
UCP	600	20	120	2,178
UCP	600	20	120	2,178
TOTALS	2,700		1,740	31,580

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,740	52.9000	18.52	32,225	2021	2021	0	0	0	2.00	98.00

3 GARAGE RES – 100% - 2022 Heated Area: 1500 HX Base Yr 2022



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2153/1929	10/26/2017	MS	U	V	11	100
GRANTOR: TERRAPOINTE LLC ET AL						
GRANTEE: RAYDIENT LLC DBA RA						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W12 BAS=[YR=2021] W30 UCP=[YR=2021] W12 S50 E12 N50$ S50 E30 N50$ S50 E12 N50$.

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

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