PT GOVT LOT 1
SEC 12-4N-23E IN OR 2406/866
(EX PT IN OR 2702/1939)

WALTON-GIDEON MELISSA & ROBERT D GIDEON/GIDEON ROB
28180 LAKE HAMPTON RD
HILLIARD, FL 32046

2024

12-4N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

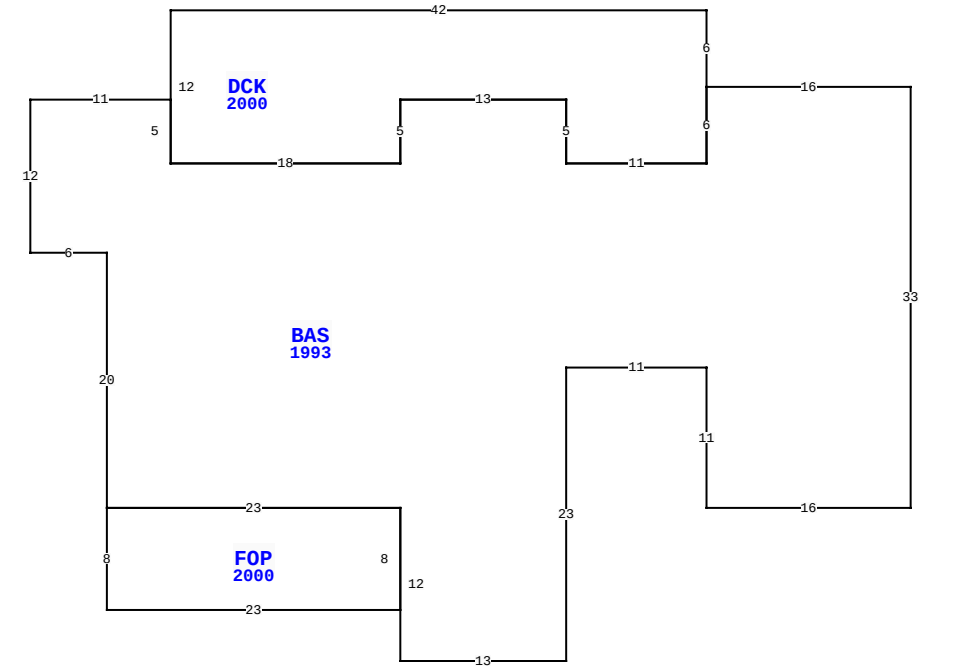
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,994	100	1,994	152,486
DCK	439	10	44	3,365
FOP	184	30	55	4,206
TOTALS	2,617		2,093	160,057

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,093	100.9400	95.89	200,698	1942	1971	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2021 Heated Area: 1994 HX Base Yr 2021



28180 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		160,057
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		20,700
TOTAL MARKET VALUE		180,757
SOH/AGL Deduction		55,782
ASSESSED VALUE		124,975
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		74,975
TOTAL JUST VALUE		180,757
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		184,338

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21006889	REMODEL	0	05/27/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2406/0866	10/30/2020	SW	U	I	18	140,000
GRANTOR: FEDERAL NATIONAL MTG						
GRANTEE: WALTON-GIDEON MELIS						
2310/0847	9/26/2019	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: FEDERAL NATIONAL MO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 DCK=[YR=2000] N6 W42 S12 E18 N5 E13 S5 E11 N6$ S6 W11 N5 W13 S5 W18 N5 W11 S12 E6 S20 FOP=[YR=2000] S8 E23 N8 W23$ E23 S12 E13 N23 E11 S11 E16 N33$.

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
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	0.69	AC		1.00	1.00	1.00	30,000.00	30,000.00	20,700							

REVIEW DATE 04/26/2024 BY WWA Total Acres: 0.69 Total Land Value: 20,700 Market: 0 Agricultural: 0 Common: 20,700 PRINTED 08/06/2024 BY SYS