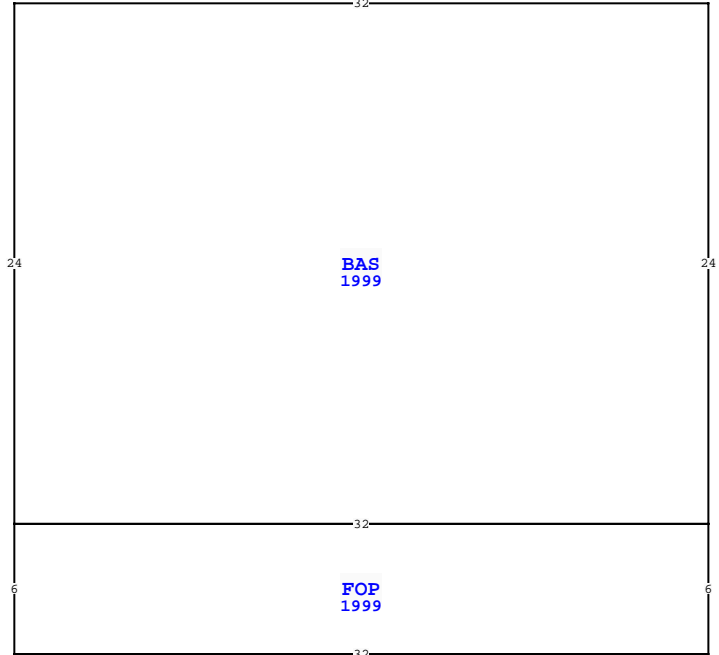




BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structur	04	WOOD TRUSS	100
Roof Cover	03	COMP SHNGL	100
Interior Wall	05	DRYWALL	100
Interior Floo	14	CARPET	100
Ceiling	02	F.NOT SUS	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	100
Fixtures		3	100
Frame	02	WOOD FRAME	100
Story Height		8	100
RMS		3	100
Stories	1.	1.	100
Units		0	100
Occupancy	00	NONE	100
Quality	03	Quality Level	03
DOR CODE	3500	TOURIST ATTRACTION	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA
BAS	768	100	768
FOP	192	30	58
TOTALS	960		826

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
1	RETAILSTOR	- 0%	- 0								
				Heated Area: 768			HX Base Yr				



NASSAU COUNTY PROPERTY		PAGE 1 of 2	
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE			84,887
TOTAL MARKET OB/XF VALUE			10,983
TOTAL LAND VALUE - MARKET			43,451
TOTAL MARKET VALUE			139,321
SOH/AGL Deduction			4,408
ASSESSED VALUE			134,913
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			134,913
TOTAL JUST VALUE			139,321
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985331	NEW CONSTR	38,688	08/01/1998

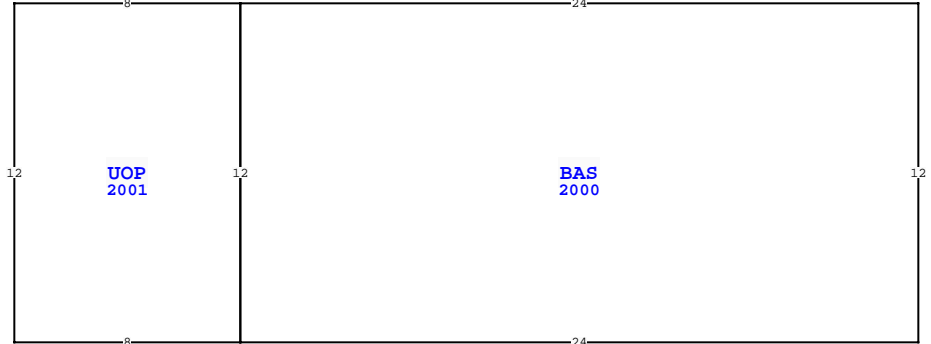
SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2321/1748	11/27/2019	QC	U	I	11	100
GRANTOR: BECK ELIZABETH LYNN						
GRANTEE: WILLIAMS DONNETTE C						
2321/1745	11/27/2019	PR	U	I	19	100
GRANTOR: BECK STEVE ESTATE						
GRANTEE: WILLIAMS DONNETTE C						

EXTRA FEATURES																
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	0940	SHEDS/PORT	0	0	16	8		21.30	21.30	100	1998	1998	3	20	545	
2	0681	POLE SHED	0	0	30	18		15.00	15.00	100	1998	1998	3	26	2,106	
3	0430	CL FNC 6B	0	0	0	0		9.70	9.70	100	1998	1998	3	45	873	
4	0463	FENCE GATE	0	0	0	0		300.00	300.00	100	1998	1998	3	45	270	
5	0350	CARPORT WD	0	0	18	8		13.00	13.00	100	2000	2000	3	20	374	
6	0424	CL FNC 6'	0	0	0	0		20.00	20.00	100	2000	2000	3	52	3,640	
7	0351	CARPORT MT	0	0	26	18		10.00	10.00	100	2000	2000	3	20	936	
8	0971	ST LGHT OV	0	0	0	0		1,555.00	1,555.00	100	1999	1999	3	48	2,239	
TOTALS															10,983	

LAND DESCRIPTION															TOTAL OB/XF									
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	003500	C	TOUR ATTR	0	0004	CG			41,382.00	SF		1.00	1.40	1.40	0.75	1.05	43,451							

BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures	0	100
Frame	02	WOOD FRAME 100
Story Height	8	100
RMS	1	1.100
Stories	1.	1.100
Units	0	100
Occupancy	00	NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
2	BARN	-	0%	-	0								
Heated Area: 288 HX Base Yr													



Quality	03	Quality Level 03		
DOR CODE	3500	TOURIST ATTRACTION		
MAP NUM		MKT AREA 09		
NEIGHBORHOOD/LOC	9002.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	288	1,698
UOP	96	20	19	112
TOTALS	384		307	1,810

2818 LAKE HAMPTON RD, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	09/24/2020
INC DATE			AG DATE	

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
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NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			148,477

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
2321/1748	11/27/2019	QC	U	I	11	100	
GRANTOR: BECK ELIZABETH LYNN							
GRANTEE: WILLIAMS DONNETTE C							
2321/1745	11/27/2019	PR	U	I	19	100	
GRANTOR: BECK STEVE ESTATE							
GRANTEE: WILLIAMS DONNETTE C							

BUILDING NOTES

BUILDING DIMENSIONS
BAS=[YR=2000] W24 UOP=[YR=2001] W8 S12 E8 N12S S12 E24 N12S.

EXTRA FEATURES																
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

LAND DESCRIPTION														TOTAL OB/XF										
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