

PT SEC 39-4N-23 IN OR 2314/1163
PT GOVT LOT 1 SEC 12-4N-23E
IN OR 1913/908,

SELPH HEATH Q & ALLISON M
28151 LAKE HAMPTON RD
HILLIARD, FL 32046

2024

39-4N-23-0000-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	112,395
TOTALS	1,296		1,296	112,395

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION
1	0351	CARPORT MT

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,296	116.8000	87.60	113,530	2022	2022	0	0	1.00	99.00
1 M/H 94+ - 100% - 2023											
Heated Area: 1296											
HX Base Yr 2023											
28151 LAKE HAMPTON RD, HILLIARD											

TOTAL OB/XF											
6,158											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		112,395	
TOTAL MARKET OB/XF VALUE		6,158	
TOTAL LAND VALUE - MARKET		84,949	
TOTAL MARKET VALUE		203,502	
SOH/AGL Deduction		36,823	
ASSESSED VALUE		166,679	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		116,679	
TOTAL JUST VALUE		203,502	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		196,198	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003290	CO ISSUED	0	03/01/2022
21011242	MH MOVE-ON	0	08/25/2021
20010823	CARPORT	22,218	12/21/2020

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2660/83	8/08/2023	TX	U	V	11
GRANTOR: TAX COLLECTOR					SALE PRICE
GRANTEE: SELPH HEATH & ALLIS					30,200
2314/1163	10/10/2019	WD	U	V	37
GRANTOR: MASON MICHELLE G & DA					15,000
GRANTEE: SELPH HEATH Q & ALL					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2022;ORIG=0,0] W21 W20 W7 S27 E16 E16 N27 \$											
UOP=[YR=2024;ORIG=-41,-10] E20 S10 W20 N10 \$											
UOP=[YR=2024;ORIG=-32,27] E16 S7 W16 N7 \$											