BLOCK 1 LOTS 1 THRU 4 &
ABNDED R/W RESOLUTION #98-80
IN OR 1383/732

EVENSON PETER M
PO BOX 1154
YULEE, FL 32041-1154

2024

41-4N-23-2100-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

28222 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,817
TOTAL LAND VALUE - MARKET	50,700
TOTAL MARKET VALUE	63,517
SOH/AGL Deduction	12,697
ASSESSED VALUE	50,820
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,820
TOTAL JUST VALUE	63,517
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,517

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240004700	INSTALL 30X72 DOU	0	04/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1383/0732	1/23/2006	WD	Q	I		53,000
GRANTOR: HOFFMAN RONALD R & DE						
GRANTEE: EVENSON PETER M						
1217/0050	3/22/2004	WD	Q	I		37,000
GRANTOR: WILSON DONALD K & NAN						
GRANTEE: HOFFMAN RONALD R &						

BUILDING NOTES

BUILDING DIMENSIONS

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	0350	CARPORT WD	0	0	10	12	120.00	SF	8.58	8.58	100	1982	1982	3	20	206	
2	0940	SHEDS/PORT	0	0	8	19	152.00	SF	20.10	20.10	100	1984	1984	3	20	611	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,817

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	000001	C	V RS W/XFOB	0		OR	0.00	0.00	1.69	AC		1.00	1.00	1.00	30,000.00	30,000.00	50,700							

REVIEW DATE 07/02/2024 BY WW Total Acres: 1.69 Total Land Value: 50,700 Market: 0 Agricultural: 0 Common: 50,700 PRINTED 08/06/2024 BY SYS