BLOCK 3 LOT 2 (EX N10 FT)
IN OR 749 PG 201
ST MARYS HIGHLANDS PB 5/12-13

NETTLES MICHAEL J & GEORGINA T
28266 LAKE HAMPTON RD
HILLIARD, FL 32046

2024

41-4N-23-2100-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

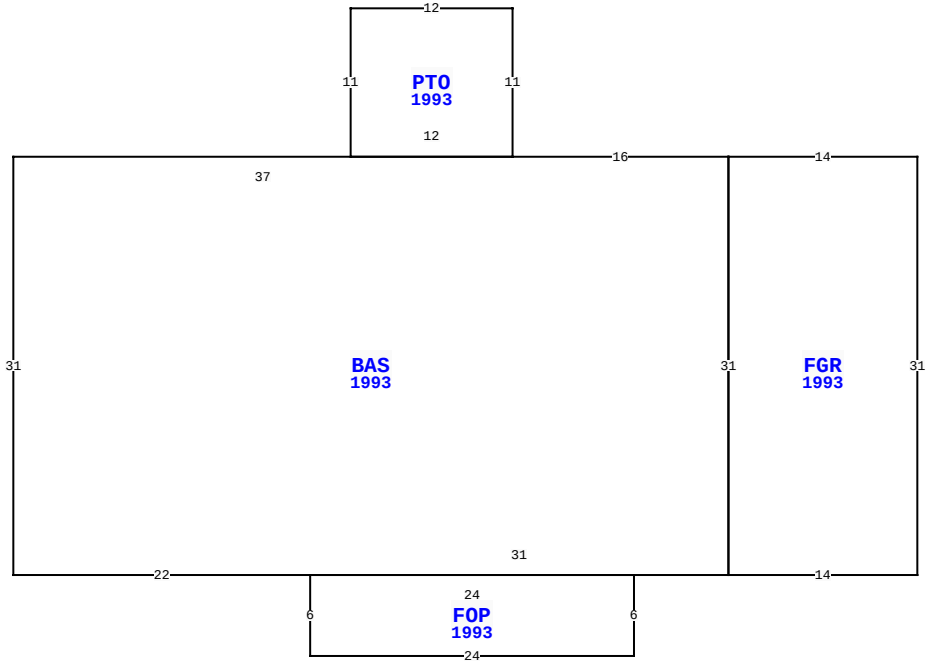
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,643	100	1,643	151,473
FGR	434	55	239	22,034
FOP	144	30	43	3,964
PTO	132	5	7	645
TOTALS	2,353		1,932	178,117

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,932	122.8430	116.70	225,464	1990	1995	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 1997 Heated Area: 1643 HX Base Yr 1997



28266 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		178,117
TOTAL MARKET OB/XF VALUE		5,141
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		213,258
SOH/AGL Deduction		110,551
ASSESSED VALUE		102,707
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		52,707
TOTAL JUST VALUE		213,258
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,375

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6312	NEW CONSTR	60,464	02/26/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0749/1201	1/25/1996	WD	Q	I		65,000
GRANTOR: WELLS TOM & HELEN						
GRANTEE: NETTLES MICHAEL & G						
0749/0088	1/18/1996	QC	U	I	06	100
GRANTOR: CLARK JAMES W & KAREN						
GRANTEE: WELLS TOM & HELEN						

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	0810	CONCRETE A	0	100	10	31	310.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,199	
2	0510	GARAGE WD-	0	100	16	16	256.00	SF	35.00	35.00	100	2006	2006	3	44	3,942	

BUILDING DIMENSIONS

FGR=[YR=1993] W14 BAS=[YR=1993] W16 PTO=[YR=1993] N11 W12 S11 E12 $ W37 S31 E22 FOP=[YR=1993] S6 E24 N6 W24$ E31 N31 $ S31 E14 N31 $.

LAND DESCRIPTION

TOTAL OB/XF 5,141

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	1.00	LT		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/16/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS