

BLOCK 3 LOTS 3 & 4
IN OR 888/1381
EX R/W IN OR 106/450

HINSON FERRELL S & DIANA G
28288 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2024

41-4N-23-2100-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4 100	
Bathrooms	3 100	
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0 100	
BUD8 Adjustme	04	DIST 01 100
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	899	100	899	74,203
BAS	1,302	100	1,302	107,467
BAS	10	100	10	826
FUS	899	100	899	74,203
PTO	60	5	3	247
PTO	132	5	7	578
UOP	174	20	35	2,889
USP	174	30	52	4,292

TOTALS	3,650		3,207	264,704
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0810	CONCRETE A	0 100	32	3	96.00	SF	6.50	
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	
3	0810	CONCRETE A	0 100	27	14	378.00	SF	6.50	

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	2.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,207	115.5336	109.76	352,000	1983	1983	0	0	24.80	75.20
1 SINGLE FAM - 100% - 2004 Heated Area: 3110 HX Base Yr 2004											

28288 LAKE HAMPTON RD, HILLIARD					BLD DATE					LGL DATE	
					XF DATE					LAND DATE	
					INC DATE					AG DATE	
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES	
96.00	SF	6.50	6.50	100	1985	1985	3	47	293		
1.00	UT	3,500.00	3,500.00	100	1990	1990	3	68	2,380		
378.00	SF	6.50	6.50	100	2000	2000	3	79	1,941		

TOTAL OB/XF											
4,614											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		264,704	
TOTAL MARKET OB/XF VALUE		4,614	
TOTAL LAND VALUE - MARKET		60,000	
TOTAL MARKET VALUE		329,318	
SOH/AGL Deduction		168,891	
ASSESSED VALUE		160,427	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		110,427	
TOTAL JUST VALUE		329,318	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		318,371	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035216	REPAIR/RRF	2,318	01/06/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1151/1918	7/09/2003	WD	U	I	24
					130,000
GRANTOR: NEWKIRK GEORGE E JR &					
GRANTEE: HINSON FERRELL & DI					
0888/1381	6/25/1999	WD	Q	I	
					94,000
GRANTOR: PANOS TAMI R					
GRANTEE: NEWKIRK GEORGE E JR					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W29 BAS=[YR=1993] W4 PTO=[YR=2000] N6 W22 S6 E22 \$ W38 S31 E21 BAS=[YR=1999] S1 E10N1 W10 \$ E11 PTO=[YR=2000] S6 E10 N6 W10 \$ E10 N31 \$ S31 E29 N1 UOP=[YR=1993] E6 N29 W6S29\$ N30\$ PTR=E15 FUS=[YR=1993] E29 S1 USP=[YR=2012] E6 S29 W6 N29\$ S30 W29 N31\$ W15\$.									