BLOCK 3 LOT 7
EX RW IN OR 106/452
ST MARYS HIGHLANDS PB 5/12-13

CREWS DESTINY RAE &/GADD RILEY GERALD
28358 LAKE HAMPTON RD
HILLIARD, FL 32046

2024

41-4N-23-2100-0003-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

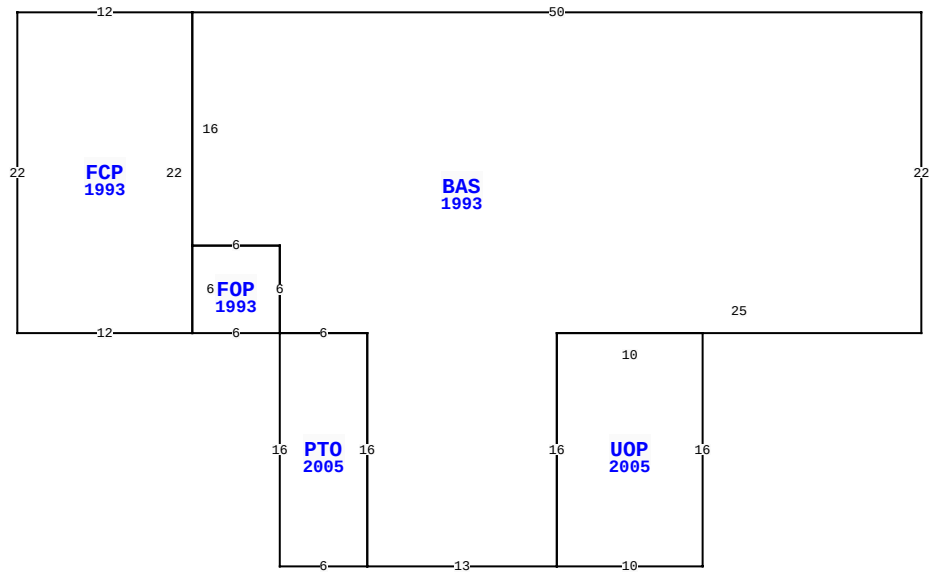
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	14	CARPET 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,272	100	1,272	150,344
FCP	264	25	66	7,801
FOP	36	30	11	1,300
PTO	96	5	5	591
UOP	160	20	32	3,783
TOTALS	1,828		1,386	163,819

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,386	145.5168	138.24	191,601	1967	2007	0	0	0	14.50	85.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1272 HX Base Yr 2022



28358 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		163,819
TOTAL MARKET OB/XF VALUE		11,512
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		205,331
SOH/AGL Deduction		25,757
ASSESSED VALUE		179,574
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		129,574
TOTAL JUST VALUE		205,331
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8739	REPAIR/RRF	750	03/10/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2521/0581	12/13/2021	WD	Q	I	01	240,500
GRANTOR: ROBERTSON WESLEY A JR						
GRANTEE: CREWS DESTINY R & R						
2291/0094	7/16/2019	WD	Q	I	01	169,000
GRANTOR: CONNER MELISSA J						
GRANTEE: ROBERTSON WESLEY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W50 FCP=[YR=1993] W12 S22 E12 FOP=[YR=1993] E6 PTO=[YR=2005] S16 E6 N16 W6 $ N6 W6 S6 $ N22 $ S16 E6 S6 E6 S16 E13 UOP=[YR=2005] E10 N16 W10 S16 $ N16 E25 N22 $.

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	1127	BRICK 8"	0	100	0	0	110.00	SF	11.00	11.00	100	1967	1967	3	50.2	607	
2	0681	POLE SHED	0	100	22	12	264.00	SF	15.00	15.00	100	2001	2001	3	29	1,148	
3	0861	POOL GUNIT	0	100	29	15	435.00	SF	85.00	85.00	100	1993	1993	3	20	7,395	
4	0845	KOOL DECK	0	100	0	0	324.00	SF	7.25	7.25	100	1993	1993	3	66	1,550	
5	0810	CONCRETE A	0	100	0	0	210.00	SF	6.50	6.50	100	1990	1990	3	59.5	812	

LAND DESCRIPTION

TOTAL OB/XF 11,512

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 04/04/2022 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS