IN OR 1544/873
2008 CHNC DW/MH

HATCHER BRANDI R
281605 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2024

41-4N-24-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

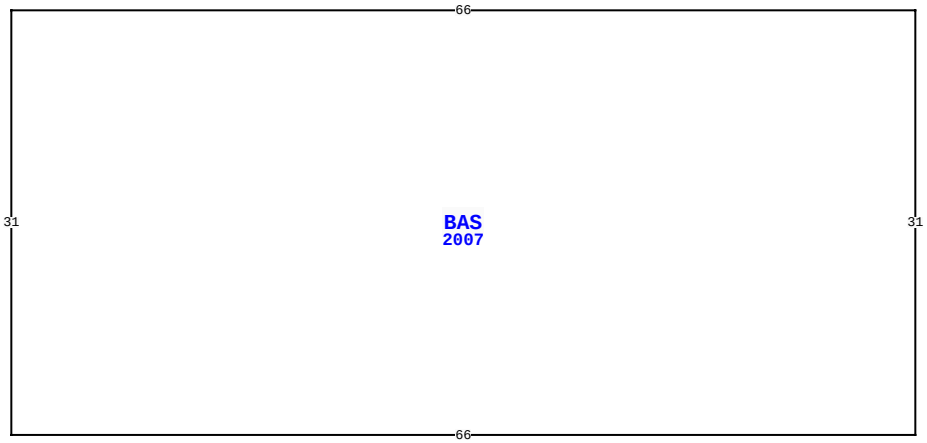
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,046	100	2,046	143,384
TOTALS	2,046		2,046	143,384

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,046	155.7400	116.80	238,973	2007	2007	0	0	0	40.00	60.00

1 M/H 94+ – 100% - 2008 Heated Area: 2046 HX Base Yr 2008



281605 LAKE HAMPTON RD, HILLIARD

BLD DATE	01/08/2008	JH	LGL DATE	
XF DATE	01/08/2008	JH	LAND DATE	06/13/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		143,384
TOTAL MARKET OB/XF VALUE		3,884
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		177,268
SOH/AGL Deduction		85,640
ASSESSED VALUE		91,628
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		41,628
TOTAL JUST VALUE		177,268
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		172,419

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5014	CO ISSUED	0	11/01/2007
E20231	ELEC OTHER	0	11/01/2007
MH5014	MH MOVE-ON	0	11/01/2007
M13435	MECH OTHER	0	11/01/2007
P12858	OTHER	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1544/0873	1/03/2008	WD	U	I	21	155,000
GRANTOR: REGIONAL HOLDINGS INC						
GRANTEE: HATCHER BRANDI R						
1531/1429	10/23/2007	WD	U	I	05	25,500
GRANTOR: ZAHN CHARLES						
GRANTEE: REGIONAL HOLDINGS I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W66 S31 E66 N31$.

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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2009	2009	3	40	320	
2	0753	UEP	0	100	16	10	160.00	SF	22.00	22.00	100	2013	2013	3	71	2,499	
3	0681	POLE SHED	0	100	10	10	100.00	SF	15.00	15.00	100	2013	2013	3	71	1,065	

LAND DESCRIPTION

TOTAL OB/XF 3,884

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	000102	C	SFR/MH	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 10/28/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS