

LOT 1 (IN SEC 8-4N-24)  
IN OR 1918/161  
F/K/A 08-4N-24-0000-0003-0050

HEMPFLING ROGER/ALLEN-KASSAB STACY  
282568 LAKE HAMPTON RD  
HILLIARD, FL 32046

2025

05-4N-24-1630-0001-0000

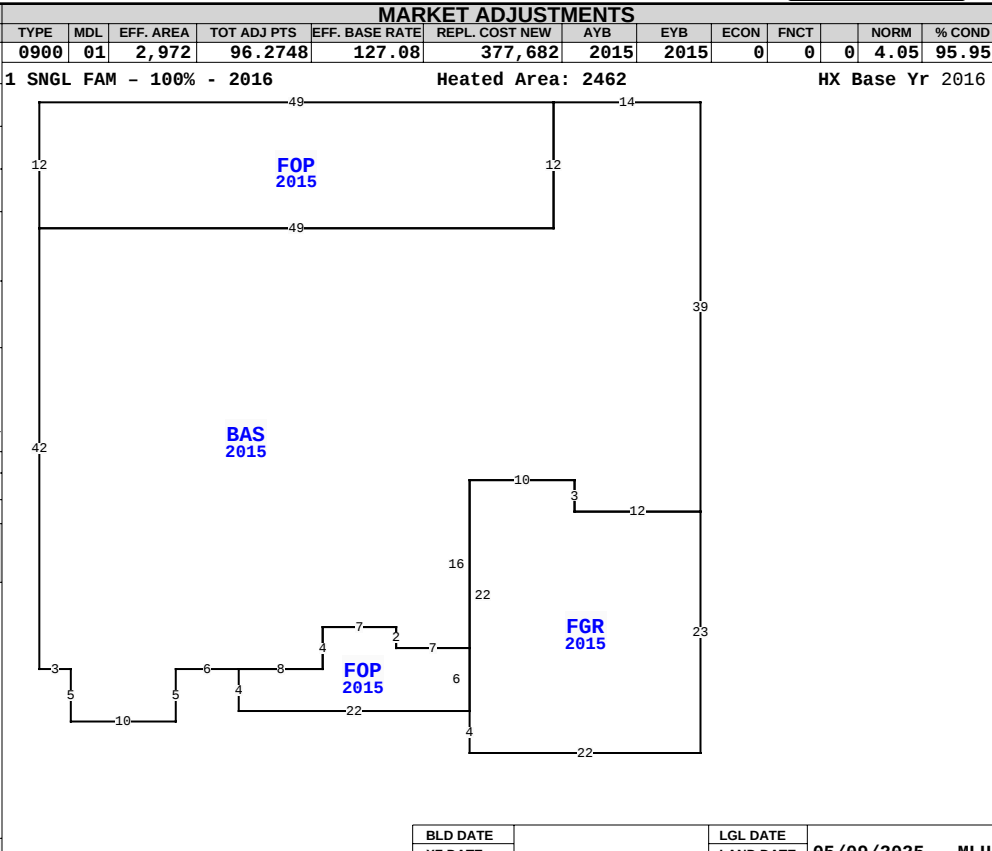


| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 10 | ABOVE AVG 90   |
| Exterior Wall            | 21 | STONE 10       |
| Roof Structure           | 03 | GABLE/HIP 100  |
| Roof Cover               | 03 | COMP SHNGL 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floor           | 14 | CARPET 70      |
| Interior Floor           | 11 | CLAY TILE 30   |
| Air Condition            | 03 | CENTRAL 100    |
| Heating Type             | 04 | AIR DUCTED 100 |
| Bedrooms                 |    | 3 100          |
| Bathrooms                |    | 3 100          |
| Frame                    | 02 | WOOD FRAME 100 |
| Stories                  | 0  | 0 100          |
| Units                    |    | 0 100          |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| DOR CODE         | 5000    | IMPROVED AG      |
| MAP NUM          |         | MKT AREA 09      |
| NEIGHBORHOOD/LOC | 9001.00 |                  |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,462            | 100         | 2015 | 2,462        | 300,200              |
| FGR       | 536              | 55          | 2015 | 295          | 35,971               |
| FOP       | 130              | 30          | 2015 | 39           | 4,755                |
| FOP       | 588              | 30          | 2015 | 176          | 21,460               |
| TOTALS    | 3,716            |             |      | 2,972        | 362,386              |

| EXTRA FEATURES |            |             |     |     |     |    |          |    |       |
|----------------|------------|-------------|-----|-----|-----|----|----------|----|-------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L   | W  | UNITS    | UT | Adj R |
| 1              | 0812       | CONCRETE C  | 0   | 100 | 0   | 0  | 1,836.00 | SF | 4.00  |
| 2              | 0810       | CONCRETE A  | 0   | 100 | 0   | 0  | 162.00   | SF | 6.50  |
| 3              | 0940       | SHEDS/PORT  | 0   | 100 | 24  | 12 | 288.00   | SF | 30.00 |
| 4              | 0811       | CONCRETE B  | 0   | 100 | 24  | 22 | 528.00   | SF | 5.20  |
| 5              | 0861       | POOL GUNIT  | 0   | 100 | 37  | 18 | 666.00   | SF | 85.00 |
| 6              | 0855       | CONC PAVER  | 0   | 100 | 0   | 0  | 1,161.00 | SF | 10.00 |
| 7              | 0462       | ST/AL FNC   | 0   | 100 | 128 | 5  | 640.00   | SF | 10.00 |



| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| 80,823      |          |     |                      |     |      |          |       |       |             |
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1           | 005000   | C   | AGRICULTURAL         | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        |
| 2           | 005000   | C   | AGRICULTURAL         | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        |
| 3           | 005600   | A   | TIMBER 3 N S         | 0   |      | OR       | 0.00  | 0.00  | 10.00       |
| 4           | 005902   | A   | HARDWOOD SI          | 0   |      | OR       | 0.00  | 0.00  | 2.00        |
| 5           | 009910   | M   | MARKET VALUE         | 0   |      | OR       | 0.00  | 0.00  | 13.00       |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 005000   | C   | AGRICULTURAL         | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        |
| 2                | 005000   | C   | AGRICULTURAL         | 100 | 0006 | OR       | 0.00  | 0.00  | 1.00        |
| 3                | 005600   | A   | TIMBER 3 N S         | 0   |      | OR       | 0.00  | 0.00  | 10.00       |
| 4                | 005902   | A   | HARDWOOD SI          | 0   |      | OR       | 0.00  | 0.00  | 2.00        |
| 5                | 009910   | M   | MARKET VALUE         | 0   |      | OR       | 0.00  | 0.00  | 13.00       |

| NASSAU COUNTY PROPERTY    |  | PAGE 1 of 2 | 4      |
|---------------------------|--|-------------|--------|
| VALUATION SUMMARY         |  |             |        |
| VALUATION BY              |  | STANDARD    |        |
| Tax Group: 4              |  | Tax Dist:   |        |
| BUILDING MARKET VALUE     |  | 465,990     |        |
| TOTAL MARKET OB/XF VALUE  |  | 80,823      |        |
| TOTAL LAND VALUE - MARKET |  | 271,500     |        |
| TOTAL MARKET VALUE        |  | 621,093     |        |
| SOH/AGL Deduction         |  | 183,889     |        |
| ASSESSED VALUE            |  | 437,204     |        |
| TOTAL EXEMPTION VALUE     |  | HX HB       | 50,722 |
| BASE TAXABLE VALUE        |  | 386,482     |        |
| TOTAL JUST VALUE          |  | 818,313     |        |
| NCON VALUE                |  | 0           |        |
| INCOME VALUE              |  |             |        |
| PREVIOUS YEAR MKT VALUE   |  | 781,970     |        |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| 18002096   | SWIM POOL   | 35,000  | 03/13/2018 |
| 17009107   | CO ISSUED   | 0       | 10/16/2017 |
| 17000808   | NEW CONSTR  | 94,998  | 02/03/2017 |
| B1530056   | CO ISSUED   | 0       | 09/21/2015 |
| B1530056   | NEW CONSTR  | 307,822 | 03/31/2015 |

| SALES DATA                     |            |           |     |     |            |
|--------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number              | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 1918/0161                      | 5/20/2014  | WD        | Q   | V   | 01         |
| GRANTOR: VILLENEUVE MICHAEL J  |            |           |     |     | SALE PRICE |
| GRANTEE: HEMPFLING ROGER & S   |            |           |     |     | 94,000     |
| 1530/0437                      | 10/12/2007 | WD        | Q   | V   |            |
| GRANTOR: HADDOCK CARL SIDNEY & |            |           |     |     | 180,000    |
| GRANTEE: VILLENEUVE MICHAEL    |            |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                                                                                                   |  |  |  |  |  |  |  |  |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2015] W14 FOP=[YR=2015] W49 S12 E49 N12\$ S12 W49 S42 E3 S5 E10 N5 E6 FOP=[YR=2015] S4 E22 FGR=[YR=2015] S4 E22 N23 W12 N3 W10 S22\$ N6 W7 N2 W7 S4 W8\$ E8 N4 E7 S2 E7 N16 E10 S3 E12 N39\$. |  |  |  |  |  |  |  |  |  |

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