

KEENE HAL L SR & GLENDA
282131 LAKE HAMPTON ROAD
HILLIARD, FL 32046

07-4N-24-0000-0009-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																									
Exterior Wall	30	VINYL 100								0800	02	1,268	130.0000	110.50	140,114	1997	2002		0	0	0	52.00	48.00	VALUATION BY																							
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2008														Heated Area: 1216								HX Base Yr 2008								STANDARD							
Roof Cover	12	MODULAR MT 100																														Tax Group: 4								Tax Dist:							
Interior Wall	05	DRYWALL 100																														BUILDING MARKET VALUE								67,255							
Interior Floor	11	CLAY TILE 100																														TOTAL MARKET OB/XF VALUE								25,672							
Air Condition	03	CENTRAL 100																														TOTAL LAND VALUE - MARKET								95,000							
Heating Type	04	AIR DUCTED 100																														TOTAL MARKET VALUE								188,827							
Bedrooms	3	100																														SOH/AGL Deduction								102,494							
Bathrooms	2	100																														ASSESSED VALUE								86,333							
Frame	02	WOOD FRAME 100																														TOTAL EXEMPTION VALUE								HX HB 50,722							
Stories	1.	1. 100																														BASE TAXABLE VALUE								35,611							
Units		0 100																														TOTAL JUST VALUE								188,827							
																																NCON VALUE								11,200							
																																INCOME VALUE															
																																PREVIOUS YEAR MKT VALUE								161,771							
Quality	03	Quality Level 03																																													
DOR CODE	0200	MOBILE HOME																																													
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	1,216	100	2007	1,216	64,497																																										
UOP	96	25	2019	24	1,273																																										
UOP	112	25	2019	28	1,485																																										
TOTALS	1,424			1,268	67,255																																										
EXTRA FEATURES					282131 LAKE HAMPTON RD, HILLIARD										BLD DATE				LGL DATE		05/07/2025		MLU																								
															XF DATE				LAND DATE																												
															INC DATE				AG DATE																												
L N	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																														
3	0681	POLE SHED	0	100	11	30	330.00	SF	15.00	15.00	100	2008	2008	3	48	2,376																															
4	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100	2008	2008	3	48	4,320																															
5	0681	POLE SHED	0	100	30	18	540.00	SF	11.25	11.25	100	2012	2012	3	64	3,888																															
6	0681	POLE SHED	0	100	30	18	540.00	SF	11.25	11.25	100	2012	2012	3	64	3,888																															
7	0351	CARPORT MT	0	100	40	28	1,120.00	SF	10.00	10.00	100	2025	2024		100	11,200																															
LAND DESCRIPTION										TOTAL OB/XF										25,672																											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																							
1	000100	C	RES	100	0006	OR	0.00	0.00	2.74	AC		1.00	1.00	1.00	35,000.00	35,000.00	95,900																														