LOT 2
BLACKJACK OAKS PB 6/266

JONES SAMANTHA
281919 LAKE HAMPTON RD
HILLIARD, FL 32046

2025

07-4N-24-015B-0002-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06

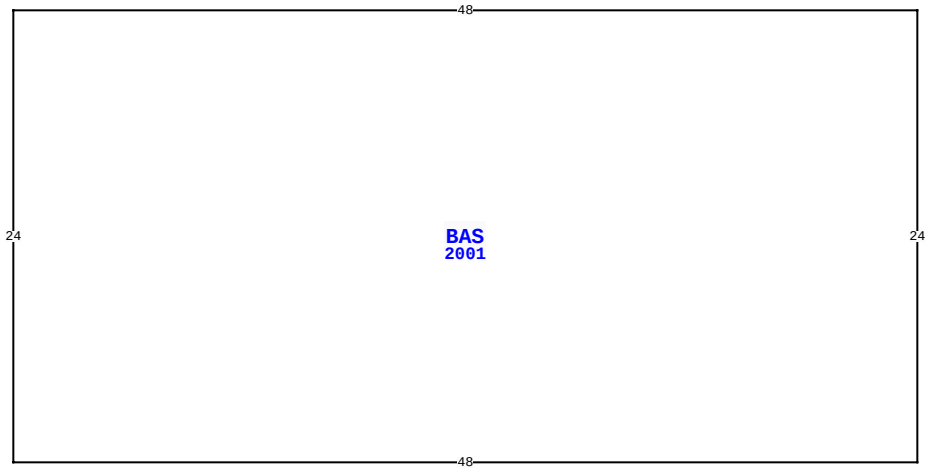
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,152	100	2001	1,152	72,376
TOTALS	1,152			1,152	72,376

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,152	160.6800	136.58	157,340	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2021 Heated Area: 1152 HX Base Yr 2021



281919 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		72,376
TOTAL MARKET OB/XF VALUE		392
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		120,018
SOH/AGL Deduction		37,009
ASSESSED VALUE		83,009
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		32,287
TOTAL JUST VALUE		120,018
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		98,529

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013650	MH MOVE-ON	0	11/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2593/1285	9/30/2022	QC	U	I	11	100
GRANTOR: JONES ERIC B						
GRANTEE: JONES SAMANTHA						
2393/1620	9/19/2020	QC	U	I	11	100
GRANTOR: BODWAY ANTHONY						
GRANTEE: JONES SAMANTHA & ER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W48 S24 E48 N24$.

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	14	14	196.00	SF	10.00	10.00	100	2002	2002	3	20	392	

LAND DESCRIPTION

TOTAL OB/XF 392

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	000100	C	RES	100		OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,250							

REVIEW DATE 03/28/2024 BY WWA Total Acres: 1.05 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 07/30/2025 BY SYS