LOT 3 2002 MERT DW
IN OR 1910/1768
BLACKJACK OAKS PB 6/266

ROUSE DONALD/ANDERSON-ROUSE SHERRY
281967 LAKE HAMPTON RD
HILLIARD, FL 32046

2025

07-4N-24-015B-0003-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD4 Adjustme	80	. 100
Quality	05	Quality Level 05

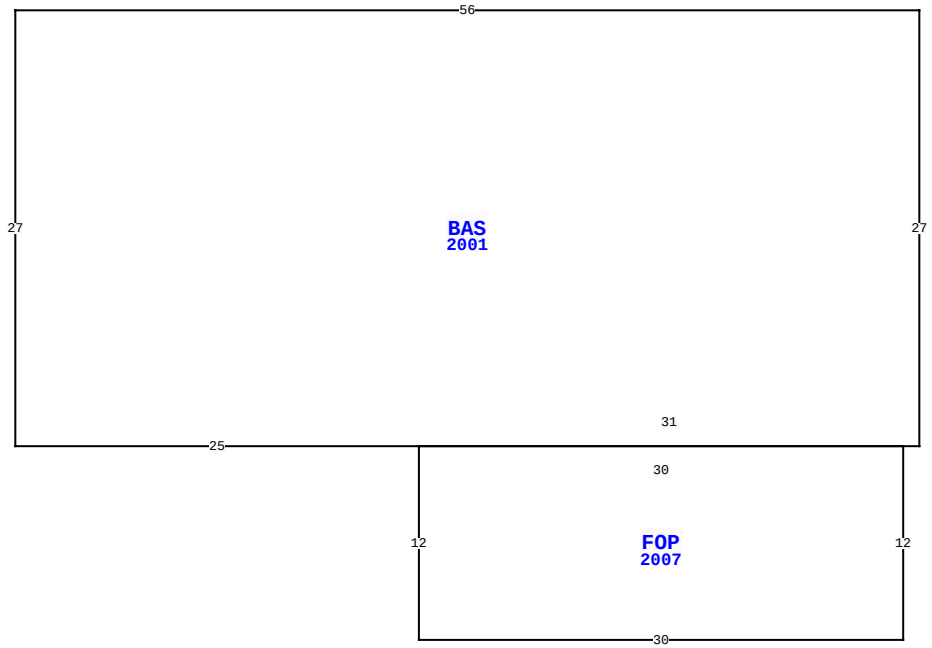
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	2001	1,512	139,619
FOP	360	30	2007	108	9,973
TOTALS	1,872			1,620	149,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,620	236.1600	200.74	325,199	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2015 Heated Area: 1512 HX Base Yr 2015



281967 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		149,592
TOTAL MARKET OB/XF VALUE		864
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		197,706
SOH/AGL Deduction		110,357
ASSESSED VALUE		87,349
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		36,627
TOTAL JUST VALUE		197,706
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		170,092

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0311664	ADDITION	3,250	09/01/2003
MH034048	MH MOVE-ON	0	01/02/2003
MH3683	MH MOVE-ON	0	12/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1910/1768	3/26/2014	WD	U	I	11	100
GRANTOR: KING WILLIAM KENNETH						
GRANTEE: ROUSE DONALD & SHER						
1910/0520	3/26/2014	WD	Q	I	02	117,500
GRANTOR: KING WILLIAM KENNETH						
GRANTEE: ROUSE DONALD & SHER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W56 S27 E25FOP=[YR=2007] S12E30N12W30$E31 N27
$.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	2001	2001	3	20	864	

LAND DESCRIPTION

TOTAL OB/XF 864

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	0006	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,250							

REVIEW DATE 10/23/2019 BY TWA Total Acres: 1.05 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 07/30/2025 BY SYS