LOT 4 2003 MERT DW/MH
BLACKJACK OAKS PB 6/266

KEENE HAL JR
282005 LAKE HAMPTON RD
HILLIARD, FL 32046

2025

07-4N-24-015B-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

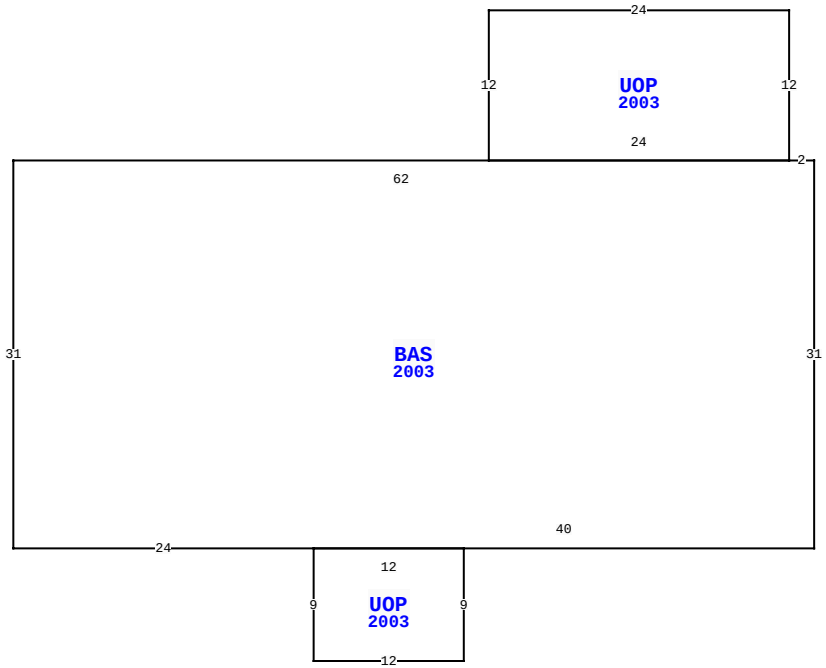
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,984	100	2003	1,984	98,486
UOP	108	25	2003	27	1,341
UOP	288	25	2003	72	3,574
TOTALS	2,380			2,083	103,400

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,083	116.8000	99.28	206,800	2003	2003	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1984 HX Base Yr



282005 LAKE HAMPTON RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	103,400
TOTAL MARKET OB/XF VALUE	6,225
TOTAL LAND VALUE - MARKET	47,250
TOTAL MARKET VALUE	156,875
SOH/AGL Deduction	14,996
ASSESSED VALUE	141,879
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,879
TOTAL JUST VALUE	156,875
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	132,686

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2272/0966	4/30/2019	WD	Q	I	01	115,000
GRANTOR: BERNIER ELAINE R L/E						
GRANTEE: KEENE HAL JR						
2077/1533	10/14/2016	WD	U	I	11	100
GRANTOR: BERNIER ELAINE R						
GRANTEE: HERRIN DONNA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W2 UOP=[YR=2003] N12 W24 S12 E24$ W62 S31 E24
UOP=[YR=2003] S9 E12 N9 W12$ E40 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	0811	CONCRETE B	0	0	40	24	960.00	SF	5.20	5.20	100	2003	2003	3	82	4,093	
2	0810	CONCRETE A	0	0	20	20	400.00	SF	6.50	6.50	100	2003	2003	3	82	2,132	

LAND DESCRIPTION

TOTAL OB/XF 6,225

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

REVIEW DATE 06/27/2019 BY TWX Total Acres: 1.05 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 07/30/2025 BY SYS