



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 50			
Interior Wall	06	CUST PANEL 50			
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		1 100			
Frame	02	WOOD FRAME 100			
Stories	1.	1. 100			
Units		0 100			
Occupancy	00	NONE 100			
Quality	06	Quality Level 06			
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	1,664	100	1993	1,664	169,656
FOP	512	30	1993	154	15,702
UGR	576	45	1993	259	26,407
UST	25	45	1993	11	1,122
TOTALS	2,777			2,088	212,886

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	2,088	118.8985	118.90	248,263	1975	1995		0	0	14.25	85.75	
1 SINGLE FAM - 100% - 2019 Heated Area: 1664 HX Base Yr 2019													
282657 LAKE HAMPTON RD, HILLIARD													
BLD DATE XF DATE INC DATE													
LGL DATE LAND DATE AG DATE													
05/21/2025 MLU 01/28/2025 KBA													

EXTRA FEATURES													
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
1	0201	BARN WD 10	0 100	49	47	2,303.00	SF	17.00	17.00	100	2003	2003	3 30
2	0811	CONCRETE B	0 100	24	24	576.00	SF	5.20	5.20	100	1995	1995	3 68
3	0940	SHEDS/PORT	0 100	12	10	120.00	SF	21.30	21.30	100	1999	1999	3 20
4	0350	CARPORT WD	0 100	30	20	600.00	SF	8.58	8.58	100	2012	2012	3 50
5	0681	POLE SHED	0 100	36	30	1,080.00	SF	15.00	15.00	100	2003	2003	3 30
TOTAL OB/XF 21,727													

LAND DESCRIPTION													
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
1	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	10.06	AC		1.00	1.00
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.06	AC		1.00	1.00
TOTAL ADJ 45,000.00													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		212,886	
TOTAL MARKET OB/XF VALUE		21,727	
TOTAL LAND VALUE - MARKET		243,170	
TOTAL MARKET VALUE		283,335	
SOH/AGL Deduction		90,802	
ASSESSED VALUE		192,533	
TOTAL EXEMPTION VALUE		55,722	
BASE TAXABLE VALUE		136,811	
TOTAL JUST VALUE		475,783	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		407,463	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001173	REPAIR/RRF	4,500	02/06/2019
8565	XFOB	7,296	12/29/1992
7913	ADDITION	14,372	03/10/1992
7229	HOUSEMVING	1,000	05/15/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2210/0398	7/12/2018	WD	Q	I	01	290,000	
GRANTOR: JUDE CYNTHIA BLAIR GE							
GRANTEE: KERNEN RYAN S & CAR							
0716/0018	10/13/1994	QC	Q	I	01	100	
GRANTOR: GANEY CYNTHIA BLAIR							
GRANTEE: GEIGER CYNTHIA BLAI							

BUILDING NOTES													

BUILDING DIMENSIONS													
UGR=[YR=1993] W24 S24 BAS=[YR=1993] W7 UST=[YR=1993] N5 W5 S5 E5\$ W33 S26 FOP=[YR=1993] S8 E64 N8 W64\$ E64 N26 W24\$ E24 N24\$.													