PT OF NE1/4 IN OR 1900/1463 &
PT LOT 2 IN OR 2136/1021
PENNY HADDOCK ESTATES PB 5/338

NEWMAN TIMOTHY A
282700 LAKE HAMPTON RD
HILLIARD, FL 32046

2025

08-4N-24-0000-0003-0100

NASSAU COUNTY PROPERTY

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 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

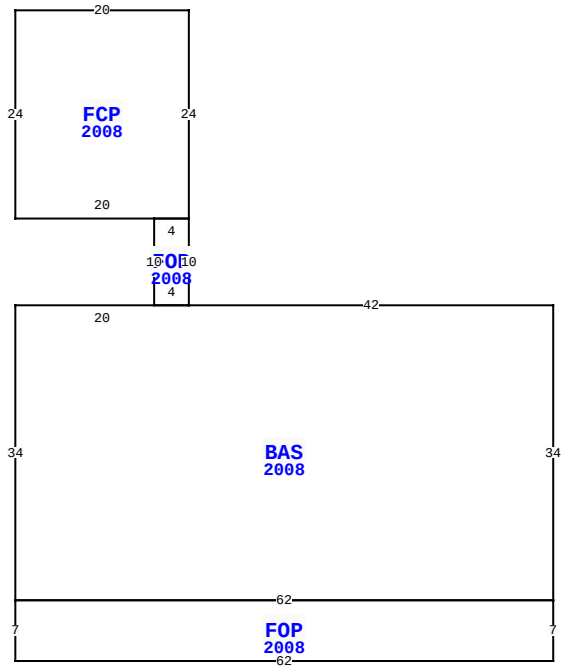
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,108	100	2008	2,108	237,108
FCP	480	25	2008	120	13,498
FOP	40	30	2008	12	1,350
FOP	434	30	2008	130	14,622
TOTALS	3,062			2,370	266,578

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,370	121.6033	121.60	288,192	2008	2008	0	0	0	7.50	92.50

1 SINGLE FAM – 100% - 2015 Heated Area: 2108 HX Base Yr 2015



282700 LAKE HAMPTON RD, HILLIARD

BLD DATE	09/29/2008 JH	LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		266,578
TOTAL MARKET OB/XF VALUE		1,260
TOTAL LAND VALUE - MARKET		126,165
TOTAL MARKET VALUE		394,003
SOH/AGL Deduction		184,291
ASSESSED VALUE		209,712
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,990
TOTAL JUST VALUE		394,003
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		417,807

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M13686	4 TON UNIT	0	03/01/2008
C20745	CO ISSUED	0	11/01/2007
E20267	ELEC OTHER	2,000	11/01/2007
R10854	REPAIR/RRF	5,600	11/01/2007
B20745	NEW CONSTR	217,272	11/01/2007
P12870	OTHER	0	11/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2136/1021	7/18/2017	WD	U	V	37	22,800
GRANTOR: SIMMONS TERRANCE J &						
GRANTEE: NEWMAN TIMOTHY A						
1900/1463	1/31/2014	WD	U	I	12	170,000
GRANTOR: CITIZENS STATE BANK						
GRANTEE: NEWMAN TIMOTHY A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W42FOP=[YR=2008] N10FCP=[YR=2008]
N24W20S24E20$W4S10E4$W20S34 FOP=[YR=2008] S7E62N7W62$E62N34$.

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	10	120.00	SF	30.00	30.00	100	2009	2009	3	35	1,260	

LAND DESCRIPTION

TOTAL OB/XF 1,260

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	0007	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	58,500							
2	000100	C	RES	100		OR	0.00	0.00	3.47	AC		1.00	1.00	1.00	19,500.00	19,500.00	67,665							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 6.47 Total Land Value: 126,165 Market: 0 Agricultural: 0 Common: 126,165 PRINTED 07/30/2025 BY SYS