

PT OF E1/2 OF E1/2  
OR 735/778 & OR 763/117 &  
OR 1849/744

UPCHURCH ELIZABETH J  
283095 LAKE HAMPTON RD  
HILLIARD, FL 32046

2025

08-4N-24-0000-0004-0080



| BUILDING CHARACTERISTICS |    |                |
|--------------------------|----|----------------|
| ELEMENT                  | CD | CONSTRUCTION   |
| Exterior Wall            | 12 | CEDAR 100      |
| Roof Structur            | 03 | GABLE/HIP 100  |
| Roof Cover               | 12 | MODULAR MT 100 |
| Interior Wall            | 05 | DRYWALL 100    |
| Interior Floo            | 14 | CARPET 80      |
| Interior Floo            | 11 | CLAY TILE 20   |
| 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          |
| BUD8 Adjustme            | 04 | DIST 01 100    |
| Occupancy                | 00 | NONE 100       |

|                  |         |                  |
|------------------|---------|------------------|
| Quality          | 01      | Quality Level 01 |
| 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       | 1,120            | 100         | 1993 | 1,120        | 125,518              |
| BAS       | 560              | 100         | 1996 | 560          | 62,759               |
| BAS       | 560              | 100         | 1996 | 560          | 62,759               |
| FOP       | 200              | 30          | 1993 | 60           | 6,725                |
| FOP       | 265              | 30          | 1996 | 80           | 8,966                |
| FSP       | 432              | 40          | 2005 | 173          | 19,388               |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 3,137 |  |  | 2,553 | 286,113 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |          |
|----------------|------------|-------------|-----|-----|----|----|----------|----|----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R    |
| 1              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 1.00     | UT | 3,500.00 |
| 2              | 0510       | GARAGE WD-  | 0   | 100 | 27 | 36 | 972.00   | SF | 35.00    |
| 3              | 0530       | STBL WD     | 0   | 100 | 43 | 29 | 1,247.00 | SF | 22.50    |
| 4              | 0681       | POLE SHED   | 0   | 100 | 25 | 10 | 250.00   | SF | 15.00    |
| 5              | 0681       | POLE SHED   | 0   | 100 | 36 | 14 | 504.00   | SF | 15.00    |
| 6              | 0350       | CARPORT WD  | 0   | 100 | 12 | 12 | 144.00   | SF | 13.00    |
| 7              | 0861       | POOL GUNIT  | 0   | 100 | 24 | 15 | 360.00   | SF | 85.00    |
| 8              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 1,038.00 | SF | 10.00    |
| 9              | 0855       | CONC PAVER  | 0   | 100 | 0  | 0  | 459.00   | SF | 7.00     |
| 10             | 0855       | CONC PAVER  | 0   | 100 | 25 | 2  | 50.00    | SF | 10.00    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0006 | OR       | 0.00  | 0.00  | 10.97       |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |

| MARKET ADJUSTMENTS     |     |           |             |                |                |      |      |      |      |   |       |        |
|------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|
| TYPE                   | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |
| 0900                   | 01  | 2,553     | 98.1504     | 129.56         | 330,767        | 1988 | 1997 | 0    | 0    | 0 | 13.50 | 86.50  |
| 1 SNGL FAM - 0% - 1996 |     |           |             |                |                |      |      |      |      |   |       |        |
| Heated Area: 2240      |     |           |             |                |                |      |      |      |      |   |       |        |
| HX Base Yr 1996        |     |           |             |                |                |      |      |      |      |   |       |        |
|                        |     |           |             |                |                |      |      |      |      |   |       |        |

|                                  |  |  |  |  |  |  |  |  |  |
|----------------------------------|--|--|--|--|--|--|--|--|--|
| 283095 LAKE HAMPTON RD, HILLIARD |  |  |  |  |  |  |  |  |  |
|                                  |  |  |  |  |  |  |  |  |  |
|                                  |  |  |  |  |  |  |  |  |  |
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|                                  |  |  |  |  |  |  |  |  |  |
|                                  |  |  |  |  |  |  |  |  |  |
|                                  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|
| 43,353      |  |  |  |  |  |  |  |  |  |  |  |  |
|             |  |  |  |  |  |  |  |  |  |  |  |  |
|             |  |  |  |  |  |  |  |  |  |  |  |  |
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|             |  |  |  |  |  |  |  |  |  |  |  |  |
|             |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |  |  |  |  |  |  |  |  |
|---------------------------|--|--|--|--|--|--|--|--|--|
| PAGE 1 of 2               |  |  |  |  |  |  |  |  |  |
| VALUATION SUMMARY         |  |  |  |  |  |  |  |  |  |
| STANDARD                  |  |  |  |  |  |  |  |  |  |
| VALUATION BY              |  |  |  |  |  |  |  |  |  |
| Tax Group: 4              |  |  |  |  |  |  |  |  |  |
| Tax Dist:                 |  |  |  |  |  |  |  |  |  |
| BUILDING MARKET VALUE     |  |  |  |  |  |  |  |  |  |
| 429,254                   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET OB/XF VALUE  |  |  |  |  |  |  |  |  |  |
| 43,353                    |  |  |  |  |  |  |  |  |  |
| TOTAL LAND VALUE - MARKET |  |  |  |  |  |  |  |  |  |
| 213,915                   |  |  |  |  |  |  |  |  |  |
| TOTAL MARKET VALUE        |  |  |  |  |  |  |  |  |  |
| 686,522                   |  |  |  |  |  |  |  |  |  |
| SOH/AGL Deduction         |  |  |  |  |  |  |  |  |  |
| 240,661                   |  |  |  |  |  |  |  |  |  |
| ASSESSED VALUE            |  |  |  |  |  |  |  |  |  |
| 445,861                   |  |  |  |  |  |  |  |  |  |
| TOTAL EXEMPTION VALUE     |  |  |  |  |  |  |  |  |  |
| HX HB                     |  |  |  |  |  |  |  |  |  |
| 50,722                    |  |  |  |  |  |  |  |  |  |
| BASE TAXABLE VALUE        |  |  |  |  |  |  |  |  |  |
| 395,139                   |  |  |  |  |  |  |  |  |  |
| TOTAL JUST VALUE          |  |  |  |  |  |  |  |  |  |
| 686,522                   |  |  |  |  |  |  |  |  |  |
| NCON VALUE                |  |  |  |  |  |  |  |  |  |
| 0                         |  |  |  |  |  |  |  |  |  |
| INCOME VALUE              |  |  |  |  |  |  |  |  |  |
| PREVIOUS YEAR MKT VALUE   |  |  |  |  |  |  |  |  |  |
| 662,946                   |  |  |  |  |  |  |  |  |  |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| E21054     | ELEC OTHER  | 1,950  | 07/01/2008 |
| M13935     | MECH OTHER  | 0      | 06/01/2008 |
| P13141     | OTHER       | 0      | 04/01/2008 |
| B21209     | ADDITION    | 85,000 | 03/01/2008 |
| R11110     | REPAIR/RRF  | 2,100  | 03/01/2008 |
| B0416592   | XFOB        | 17,128 | 09/01/2005 |

| SALES DATA                   |           |              |        |        |           |               |  |  |  |
|------------------------------|-----------|--------------|--------|--------|-----------|---------------|--|--|--|
| OFF RECORD<br>Number         | DATE      | TYPE<br>INST | Q<br>U | V<br>I | RSN<br>CD | SALE<br>PRICE |  |  |  |
| 1849/0744                    | 4/04/2013 | WD           | U      | I      | 11        | 100           |  |  |  |
| GRANTOR:THREATTE ROSE MARIE  |           |              |        |        |           |               |  |  |  |
| GRANTEE:THREATTE ROSE MARIE  |           |              |        |        |           |               |  |  |  |
| 0763/0117                    | 6/14/1996 | WD           | Q      | I      |           | 85,000        |  |  |  |
| GRANTOR:UPCHURCH ELIZABETH J |           |              |        |        |           |               |  |  |  |
| GRANTEE:THREATTE ROSE MARIE  |           |              |        |        |           |               |  |  |  |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                           |  |  |  |  |  |  |  |  |  |
|---------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FOP=[YR=1996] W5 BAS=[YR=1996] W20 BAS=[YR=1993]              |  |  |  |  |  |  |  |  |  |
| W2FSP=[YR=2005] N18 W24 S18 E24 \$ W38 BAS=[YR=1996] W20 S28  |  |  |  |  |  |  |  |  |  |
| E20 FOP=[YR=1993] S5 E40 N5 W40\$ N28\$ S28 E40 N28\$ S28 E20 |  |  |  |  |  |  |  |  |  |
| N28\$ S28 W20 S5 E25 N33\$.                                   |  |  |  |  |  |  |  |  |  |

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