

PT OF GOVT LOT 1 SEC 12-4N-23E
IN OR 2382/1085(EX PT IN
OR 1831/1992)

GOSS SARAH D & PERKINS EMILY/SCHIRMER LAWRENCE D &
28183 LAKE HAMPTON RD
HILLIARD, FL 32046

2025

12-4N-23-0000-0002-0010



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	0	0 100
Units		0 100

Quality	04	Quality Level 04
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	2,052	100	2008	2,052	143,423
TOTALS	2,052			2,052	143,423

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0811	CONCRETE B	0 100	26	23	598.00	SF	5.20	5.20	100	1970
2	0940	SHEDS/PORT	0 100	8	8	64.00	SF	20.10	20.10	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	3.91	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,052	128.4800	109.21	224,099	2007	2010	0	0	0 36.00	64.00
1 M/H 94+ - 100% - 2021											
Heated Area: 2052											
HX Base Yr 2021											

28183 LAKE HAMPTON RD, HILLIARD											
BAS 2008											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/09/2025 MLU											

TOTAL OB/XF											
905											
OB/XF MKT VALUE											
NOTES											

NASSAU COUNTY PROPERTY											
PAGE 1 of 2											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 4											
Tax Dist:											
BUILDING MARKET VALUE											
160,996											
TOTAL MARKET OB/XF VALUE											
905											
TOTAL LAND VALUE - MARKET											
93,840											
TOTAL MARKET VALUE											
255,741											
SOH/AGL Deduction											
85,632											
ASSESSED VALUE											
170,109											
TOTAL EXEMPTION VALUE											
HX HB 50,722											
BASE TAXABLE VALUE											
119,387											
TOTAL JUST VALUE											
255,741											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
226,464											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH4820	MH MOVE-ON	0	10/02/2006
M11839	MECH OTHER	0	08/01/2006
P11431	OTHER	0	08/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2382/1085	8/04/2020	WD	Q	I	01	163,500	
GRANTOR: PROPE TONY EUGENE &							
GRANTEE: GOSS SARAH D & EMIL							
2221/0524	8/17/2018	SW	Q	I	01	147,900	
GRANTOR: RAYNEY DAY HOLDINGS L							
GRANTEE: PROPE TONY EUGENE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2008] W76 S27 E76 N27\$.											

REVIEW DATE	06/08/2022	BY	TWA	Total Acres: 3.91	Total Land Value: 93,840	Market: 0	Agricultural: 0	Common: 93,840	PRINTED 07/30/2025 BY SYS
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