IN OR 2321/1745
UTIL ESMT IN OR 2422-555

WILLIAMS DONNETTE CHRISTINE/BECK KAREN LYNN ET AL
2830 COLD CREEK BLVD
JACKSONVILLE, FL 32221

2025

39-4N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	04	WOOD TRUSS 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Ceiling	02	F.NOT SUS 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Fixtures		3 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		3 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

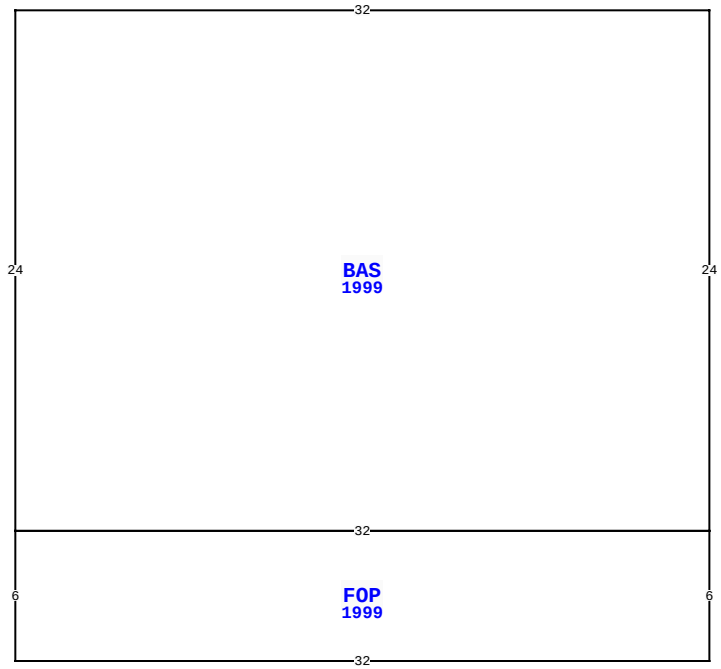
DOR CODE	3500	TOURIST ATTRACTION	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	768	100	1999	768	73,653
FOP	192	30	1999	58	5,562
TOTALS	960			826	79,216

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	826	91.6650	127.87	105,621	1999	1999	0	0	0	25.00	75.00

1 RETAILSTOR – 0% - 0 Heated Area: 768 HX Base Yr



2818 LAKE HAMPTON RD, HILLIARD

BLD DATE	09/24/2020	KK	LGL DATE	
XF DATE	09/24/2020	KK	LAND DATE	04/29/2025 DC
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	81,178
TOTAL MARKET OB/XF VALUE	10,406
TOTAL LAND VALUE - MARKET	57,935
TOTAL MARKET VALUE	149,519
SOH/AGL Deduction	1,115
ASSESSED VALUE	148,404
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	148,404
TOTAL JUST VALUE	149,519
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	139,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985331	NEW CONSTR	38,688	08/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2321/1748	11/27/2019	QC	U	I	11	100
GRANTOR: BECK ELIZABETH LYNN						
GRANTEE: WILLIAMS DONNETTE C						
2321/1745	11/27/2019	PR	U	I	19	100
GRANTOR: BECK STEVE ESTATE						
GRANTEE: WILLIAMS DONNETTE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W32 S24 FOP=[YR=1999] S6 E32 N6 W32 $ E32 N24 $.

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	0	16	8	128.00	SF	21.30	21.30	100	1998	1998	3	20	545	
2	0681	POLE SHED	0	0	30	18	540.00	SF	15.00	15.00	100	1998	1998	3	25	2,025	
3	0430	CL FNC 6B	0	0	0	0	200.00	LF	9.70	9.70	100	1998	1998	3	42	815	
4	0463	FENCE GATE	0	0	0	0	2.00	UT	300.00	300.00	100	1998	1998	3	42	252	
5	0350	CARPORT WD	0	0	18	8	144.00	SF	13.00	13.00	100	2000	2000	3	20	374	
6	0424	CL FNC 6'	0	0	0	0	350.00	LF	20.00	20.00	100	2000	2000	3	48	3,360	
7	0351	CARPORT MT	0	0	26	18	468.00	SF	10.00	10.00	100	2000	2000	3	20	936	
8	0971	ST LGHT OV	0	0	0	0	3.00	UT	1,555.00	1,555.00	100	1999	1999	3	45	2,099	

LAND DESCRIPTION

TOTAL OB/XF 10,406

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	003500	C	TOUR ATTR	0	0004	CG			41,382.00	SF		1.00	1.40	1.40	1.00	1.40	57,935							

REVIEW DATE 09/24/2020 BY KK Total Acres: 0.95 Total Land Value: 57,935 Market: 0 Agricultural: 0 Common: 57,935 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	01	MINIMUM 100
Interior Floo	02	MIN PLYWD 100
Ceiling	04	NONE 100
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Fixtures		0 100
Frame	02	WOOD FRAME 100
Story Height		8 100
RMS		1 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

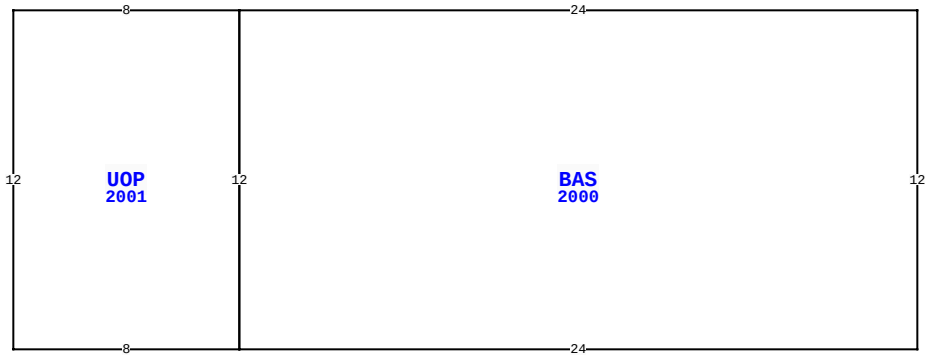
DOR CODE	3500	TOURIST ATTRACTION	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9002.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	288	100	2000	288	1,841
UOP	96	20	2001	19	122
TOTALS	384			307	1,962

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	04	307	49.1400	12.78	3,923	2000	2000	0	0	0	50.00	50.00

2 BARNS – 0% - 0 Heated Area: 288 HX Base Yr



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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTOR: BECK STEVE ESTATE						
GRANTEE: WILLIAMS DONNETTE C						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W24 UOP=[YR=2001] W8 S12 E8 N12$ S12 E24 N12$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 09/24/2020 BY KK Total Acres: 0.95 Total Land Value: 57,935 Market: 0 Agricultural: 0 Common: 57,935 PRINTED 07/30/2025 BY SYS