

PT OF LOT 1
IN OR 2736/539
LAKE HAMPTON EST PB 5/336-337

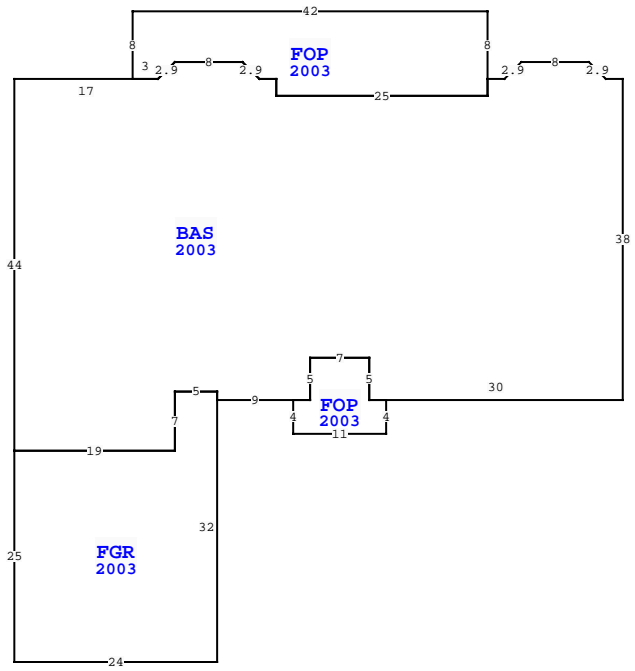
WHITEMAN BILLY HAROLD & SUSAN
28483 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2025

41-4N-23-1210-0001-0030

BUILDING CHARACTERISTICS					
ELEMENT	CD				
Exterior Wall	20 FACE BRICK 100				
Roof Structur	03 GABLE/HIP 100				
Roof Cover	03 COMP SHNGL 100				
Interior Wall	05 DRYWALL 100				
Interior Floo	13 LVT/LAMMT 60				
Interior Floo	14 CARPET 40				
Air Condition	03 CENTRAL 100				
Heating Type	04 AIR DUCTED 100				
Bedrooms	3 100				
Bathrooms	3 100				
Frame	02 WOOD FRAME 100				
Stories	1. 1. 100				
Units	0 100				
Occupancy	00 NONE 100				
Quality	02 Quality Level 02				
DOR CODE	0100 SINGLE FAMILY				
MAP NUM	MKT AREA 09				
NEIGHBORHOOD/LOC	9005.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,800	100	2003	2,800	297,187
FGR	635	55	2003	349	37,042
FOP	79	30	2003	24	2,548
FOP	366	30	2003	110	11,675
TOTALS	3,880			3,283	348,451

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	3,283	95.4408	125.98	413,592	2003	2003	0	0	15.75	84.25	
1 SNGL FAM - 0% - 2025 Heated Area: 2800 HX Base Yr												



NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			368,926
TOTAL MARKET OB/XF VALUE			3,825
TOTAL LAND VALUE - MARKET			79,800
TOTAL MARKET VALUE			452,551
SOH/AGL Deduction			0
ASSESSED VALUE			452,551
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			452,551
TOTAL JUST VALUE			452,551
NCON VALUE			0
INCOME VALUE			0
PREVIOUS YEAR MKT VALUE			438,235

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0310616	NEW CONSTR	199,669	04/09/2003
R034686	REPAIR/RRF	3,500	01/09/2003

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/539	9/05/2024	WD Q	Q	I	01	525,000
GRANTOR: FAULKNER ROY E & BARB						
GRANTEE: WHITEMAN BILLY HARO						
1093/1064	11/08/2002	WD U	V	07		100
GRANTOR: TIBSEN & FAIR INC						
GRANTEE: FAULKNER ROY & BARB						

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
1	0812	CONCRETE C	0	0	48	24		4.00	4.00	100	2004	2004	3	83	3,825	

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


BUILDING NOTES	
BUILDING DIMENSIONS	
BAS=[YR=2003] W2 U2 L2 W8 D2 L2 W2 FOP=[YR=2003] N8 W42 S8 E3 U2 R2 E8 D2 R2 E2 S2 E25 N2 S2 W25 N2 W2 U2 L2 W8 D2 L2 W17 S44 FGR=[YR=2003] S25E24 N32 W5 S7 W19 S E19 N7 E5 S1 E9 FOP=[YR=2003] S4 E11 N4 W2 N5W7 S5 W2\$ E2 N5 E7 S5 E30 N38 \$.	

LAND DESCRIPTION													TOTAL OB/XF												
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV	
1	000100	C	RES	0	0006	OR	0.00	0.00	3.80	AC		1.00	1.00	0.70	30,000.00	21,000.00	79,800								

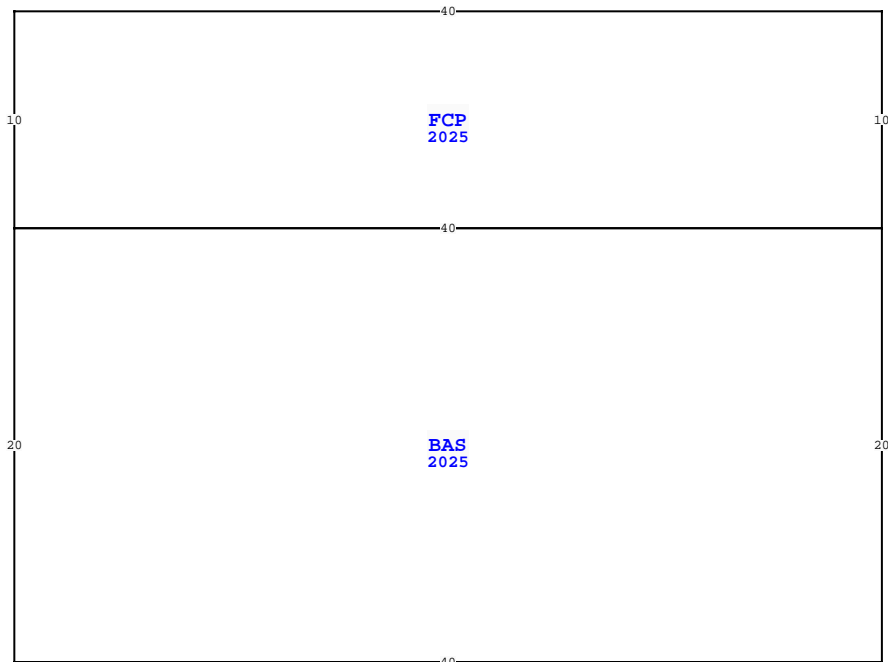
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2025

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BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	25	MOD METAL 100	
Roof Structur	10	STEEL FRME 100	
Roof Cover	12	MODULAR MT 100	
Interior Wall	07	NONE 100	
Interior Floor	03	CONC FINSH 100	
Air Condition	01	NONE 100	
Heating Type	01	NONE 100	
Bedrooms		0 100	
Bathrooms		0 100	
Frame	05	STEEL 100	
Quality	06	Quality Level 06	
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9005.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	800	100	2025
FCP	400	25	2025
TOTALS	1,200		

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
2											
2 GARAGE RES - 0% - 2025											
Heated Area: 800											
HX Base Yr											
											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
28483 LAKE HAMPTON RD, HILLIARD											
05/09/2025 MLU											

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
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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

BUILDING NOTES									

BUILDING DIMENSIONS									
BAS=[YR=2025;ORIG=50,20] E40 S20 W40 N20 \$									
FCP=[YR=2025;ORIG=50,10] S10 E40 N10 W40 \$									

LAND DESCRIPTION										TOTAL OB/XF														
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV