LOT 1 &
S-4 OF LOT 1 OF LAKE HAMPTON
EST PB 5/336-337

BONNER RICHARD E
28417 LAKE HAMPTON RD
HILLIARD, FL 32046

2025

41-4N-23-1512-0001-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

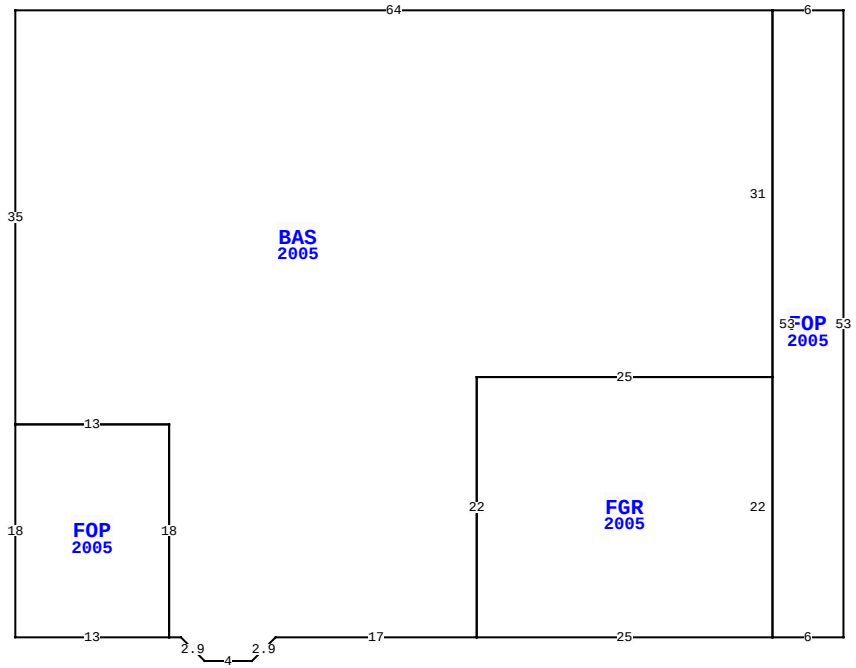
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9005.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,620	100	2005	2,620	306,128
FGR	550	55	2005	302	35,287
FOP	234	30	2005	70	8,179
FOP	318	30	2005	95	11,100
TOTALS	3,722			3,087	360,695

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,087	103.2240	136.26	420,635	2005	2005	0	0	0	14.25	85.75

1 SNGL FAM – 100% - 2006 Heated Area: 2620 HX Base Yr 2006



28417 LAKE HAMPTON RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		360,695
TOTAL MARKET OB/XF VALUE		6,898
TOTAL LAND VALUE - MARKET		111,300
TOTAL MARKET VALUE		478,893
SOH/AGL Deduction		282,294
ASSESSED VALUE		196,599
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		145,877
TOTAL JUST VALUE		478,893
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		411,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M0509876	H/AC	0	06/01/2005
E14729	ELEC OTHER	0	04/01/2005
P09363	OTHER	0	04/01/2005
B14850	NEW CONSTR	210,000	03/01/2005
R07382	REPAIR/RRF	5,000	03/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1680/0514	5/24/2010	QC	U	I	11	100
GRANTOR: BONNER CAROL A						
GRANTEE: BONNER RICHARD E						
1206/0002	2/04/2004	WD	Q	V		55,000
GRANTOR: TIBSEN & FAIR INC						
GRANTEE: BONNER RICHARD E &						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	88	3,080	
2	0811	CONCRETE B	0	100	0	0	874.00	SF	5.20	5.20	100	2005	2005	3	84	3,818	

BUILDING DIMENSIONS

FOP=[YR=2005] W6 BAS=[YR=2005] W64 S35 FOP=[YR=2005] S18 E13 N18 W13 $ E13 S18 E1 D2 R2 E4 U2 R2 E17 FGR=[YR=2005] E25 N22 W25 S22 $ N22 E25 N31 $ S53 E6 N53 $.

LAND DESCRIPTION

TOTAL OB/XF 6,898

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	0006	OR	0.00	0.00	3.71	AC		1.00	1.00	1.00	30,000.00	30,000.00	111,300							

REVIEW DATE 02/19/2025 BY WWA Total Acres: 3.71 Total Land Value: 111,300 Market: 0 Agricultural: 0 Common: 111,300 PRINTED 07/30/2025 BY SYS