BLOCK 1 LOTS 1 THRU 4
ST MARYS HIGHLANDS PB 5/12-13

GARDINIER EDWARD & CAROLYN A S
28222 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2025

41-4N-23-2100-0001-0010

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

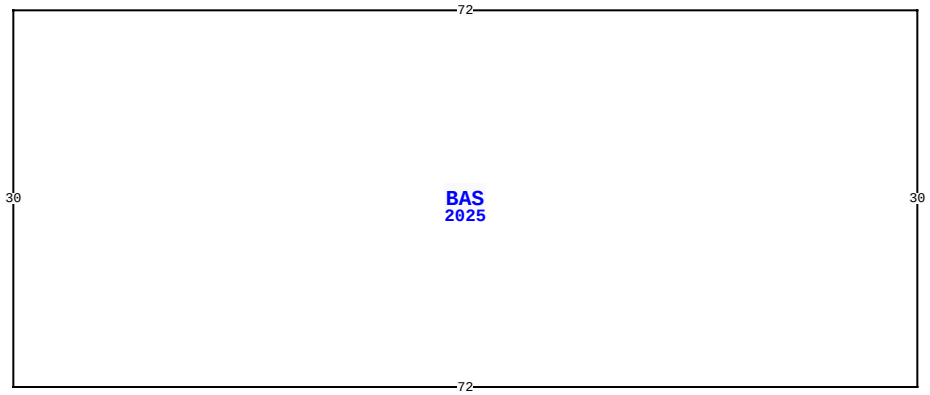
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9004.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2025	2,160	211,937
TOTALS	2,160			2,160	211,937

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	116.6000	99.11	214,078	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ – 100% - 2025 Heated Area: 2160 HX Base Yr 2025



28222 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		228,617
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		63,450
TOTAL MARKET VALUE		292,067
SOH/AGL Deduction		45,888
ASSESSED VALUE		246,179
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		195,457
TOTAL JUST VALUE		292,067
NCON VALUE		211,937
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		54,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011871	24 X 30 STEEL BUI	46,692	10/22/2024
CO240008939	INSTALL 30X72 DOU	0	08/01/2024
MH240004700	INSTALL 30X72 DOU	0	04/23/2024

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2736/1386	9/06/2024	WD	Q	I	01	325,000
GRANTOR: MO 2024 0 LAKE HAMPTO						
GRANTEE: GARDINIER EDWARD &						
2691/1928	1/30/2024	WD	Q	I	01	85,200
GRANTOR: EVENSON PETER M						
GRANTEE: MO 2024 0 LAKE HAMP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=30,10] S30 E72 N30 W72 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	1.41	AC		1.00	1.00	1.00	45,000.00	45,000.00	63,450							

REVIEW DATE 12/16/2024 BY WW Total Acres: 1.41 Total Land Value: 63,450 Market: 0 Agricultural: 0 Common: 63,450 PRINTED 07/30/2025 BY SYS

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2025

41-4N-23-2100-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	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

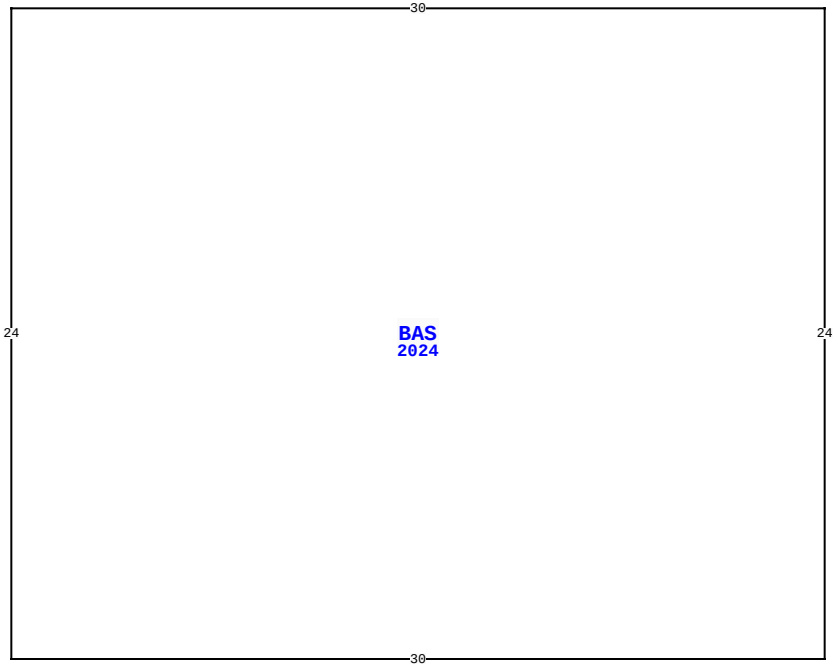
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9004.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2024	720	16,680
TOTALS	720			720	16,680

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	720	63.2500	23.40	16,848	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2025 Heated Area: 720 HX Base Yr 2025



28222 LAKE HAMPTON RD, HILLIARD

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GRANTEE: GARDINIER EDWARD &						
2691/1928	1/30/2024	WD	Q	I	01	85,200
GRANTOR: EVENSON PETER M						
GRANTEE: MO 2024 0 LAKE HAMP						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,16] E30 S24 W30 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 12/16/2024 BY WW Total Acres: 1.41 Total Land Value: 63,450 Market: 0 Agricultural: 0 Common: 63,450 PRINTED 07/30/2025 BY SYS