

BLOCK 2 LOTS 1 2 14 15 & 16
N10 FT OF LOT 2 BLOCK 3 &
ALL OF LOT 1 BLOCK 3

WOEHRLE DEAN W &/HARRIS DEBRA L
28264 LAKE HAMPTON RD
HILLIARD, FL 32046

2025

41-4N-23-2100-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	05	AVERAGE 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9004.00		

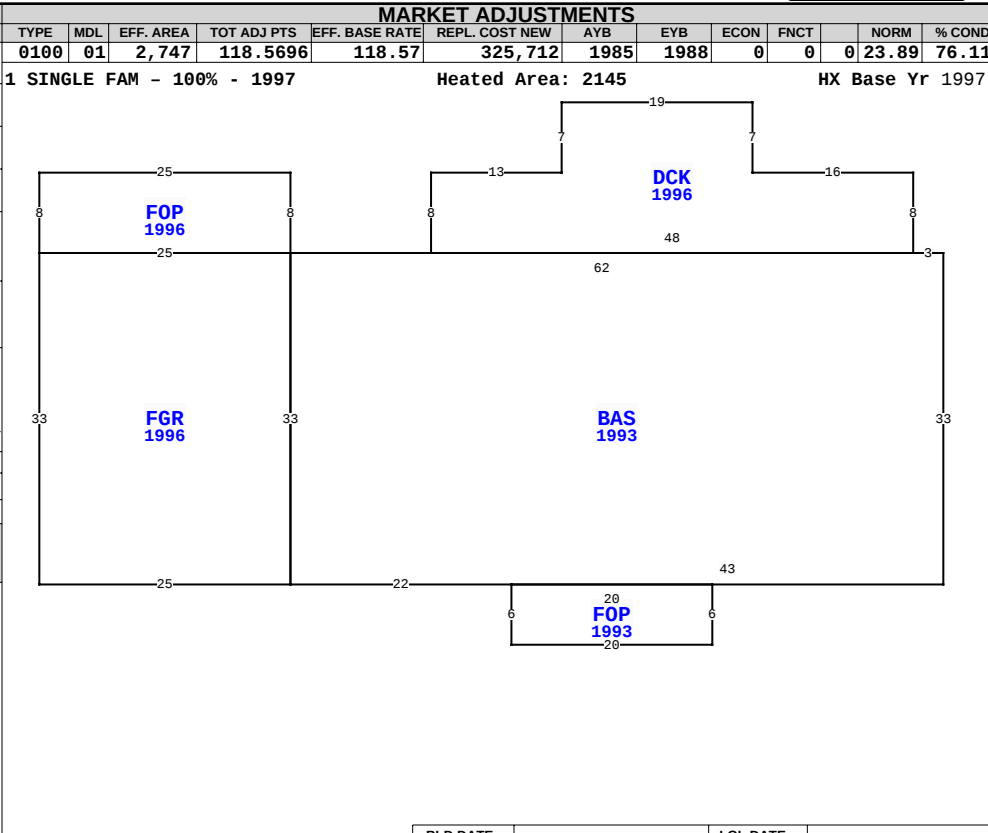
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100	1993	2,145	193,573
DCK	517	10	1996	52	4,693
FGR	825	55	1996	454	40,971
FOP	120	30	1993	36	3,249
FOP	200	30	1996	60	5,414

TOTALS	3,807			2,747	247,899
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0810	CONCRETE A	0	100	3	40	120.00	SF	6.50	6.50
2	0812	CONCRETE C	0	100	0	0	1,645.00	SF	4.00	4.00
3	0300	BOAT DCK W	0	100	487	5	2,435.00	SF	40.00	40.00
4	0300	BOAT DCK W	0	100	186	5	930.00	SF	40.00	40.00
5	0300	BOAT DCK W	0	100	0	0	528.00	SF	40.00	40.00
6	0810	CONCRETE A	0	100	15	14	210.00	SF	6.50	6.50

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000132	C	RES RIVER	100	0006	OR	0.00	0.00	1.00	LT
2	000100	C	RES	100	0006	OR	0.00	0.00	2.00	LT
3	000100	C	RES	100	0006	OR	0.00	0.00	1.00	UT

REVIEW DATE 05/03/2022 BY TWX



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Total Acres: 0.00 Total Land Value: 139,200 Market: 0 Agricultural: 0 Common: 139,200

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	247,899		
TOTAL MARKET OB/XF VALUE	51,255		
TOTAL LAND VALUE - MARKET	139,200		
TOTAL MARKET VALUE	438,354		
SOH/AGL Deduction	200,310		
ASSESSED VALUE	238,044		
TOTAL EXEMPTION VALUE	HX HB DX 55,722		
BASE TAXABLE VALUE	182,322		
TOTAL JUST VALUE	438,354		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	410,012		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012598	METAL ROOF	6,000	09/20/2021
21012597	REPAIR/RRF	26,000	09/20/2021
B9603317	ADDITION	18,000	09/01/1996
4435	NEW CONSTR	61,264	10/13/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1822/0328	10/26/2012	QC	U	I	11	100
GRANTOR: WOEHRLE DEAN W & DEBR						
GRANTEE: WOEHRLE DEAN W & DE						
0744/1612	11/22/1995	WD	Q	I		79,500
GRANTOR: GRIEGER PATTY A						
GRANTEE: WOEHRLE DEAN W						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=1993] W3 DCK=[YR=1996] N8 W16 N7 W19 S7 W13 S8 E48 \$ W62 FOP=[YR=1996] N8 W25 S8 FGR=[YR=1996] S33 E25 N33 W25 \$ E25 \$S33 E22 FOP=[YR=1993] S6 E20 N6 W20\$ E43 N33 \$.						

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