

BLOCK 3 LOTS 3 & 4
IN OR 888/1381
EX R/W IN OR 106/450

HINSON FERRELL S & DIANA G
28288 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2025

41-4N-23-2100-0003-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 60
Exterior Wall	12	CEDAR 40
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floor	08	SHT VINYL 50
Interior Floor	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4 100	
Bathrooms	3 100	
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
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	899	100	1993	899	77,553
BAS	1,302	100	1993	1,302	112,319
BAS	10	100	1999	10	862
FUS	899	100	1993	899	77,553
PTO	60	5	2000	3	259
PTO	132	5	2000	7	604
UOP	174	20	1993	35	3,020
USP	174	30	2012	52	4,486
TOTALS	3,650			3,207	276,656

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0810	CONCRETE A	0 100	32	3	96.00	SF	6.50	6.50	100	1985
2	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1990
3	0810	CONCRETE A	0 100	27	14	378.00	SF	6.50	6.50	100	2000

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

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,207	115.5336	115.53	370,505	1983	1983	0	0	25.33	74.67
1 SINGLE FAM - 100% - 2004 Heated Area: 3110 HX Base Yr 2004											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
05/09/2025 MLU											

TOTAL OB/XF											
4,477											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		276,656	
TOTAL MARKET OB/XF VALUE		4,477	
TOTAL LAND VALUE - MARKET		76,000	
TOTAL MARKET VALUE		357,133	
SOH/AGL Deduction		192,054	
ASSESSED VALUE		165,079	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		114,357	
TOTAL JUST VALUE		357,133	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		329,318	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035216	REPAIR/RRF	2,318	01/06/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1151/1918	7/09/2003	WD	U	I	24
130,000					
GRANTOR: NEWKIRK GEORGE E JR &					
GRANTEE: HINSON FERRELL & DI					
0888/1381	6/25/1999	WD	Q	I	
94,000					
GRANTOR: PANOS TAMI R					
GRANTEE: NEWKIRK GEORGE E JR					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W29 BAS=[YR=1993] W4 PTO=[YR=2000] N6 W22 S6 E22 \$ W38 S31 E21 BAS=[YR=1999] S1 E10N1 W10 \$ E11 PTO=[YR=2000] S6 E10 N6 W10 \$ E10 N31 \$ S31 E29 N1 UOP=[YR=1993] E6 N29 W6S29\$ N30\$ PTR=E15 FUS=[YR=1993] E29 S1 USP=[YR=2012] E6 S29 W6 N29\$ S30 W29 N31\$ W15\$.											