BLOCK 3 LOT 6
ST MARYS HIGHLANDS PB 5/12-13

WALLS CLAYTON & JESSICA
28342 LAKE HAMPTON RD
HILLIARD, FL 32046

2025

41-4N-23-2100-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

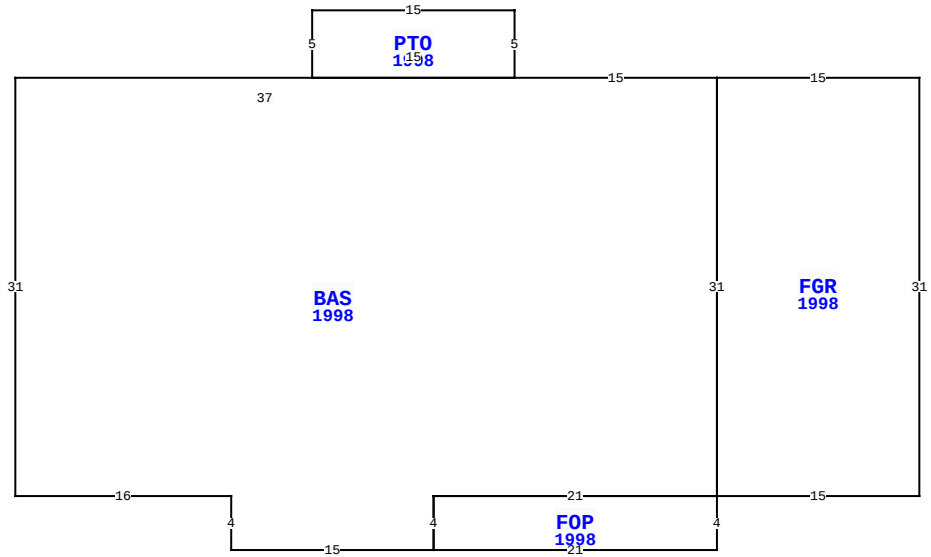
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04
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	1,672	100	1998	1,672	176,239
FGR	465	55	1998	256	26,984
FOP	84	30	1998	25	2,636
PTO	75	5	1998	4	422
TOTALS	2,296			1,957	206,280

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,957	119.7756	119.78	234,409	1998	2008	0	0	0	12.00	88.00

1 SINGLE FAM – 100% - 2021 Heated Area: 1672 HX Base Yr 2021



28342 LAKE HAMPTON RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		206,280
TOTAL MARKET OB/XF VALUE		3,614
TOTAL LAND VALUE - MARKET		38,000
TOTAL MARKET VALUE		247,894
SOH/AGL Deduction		50,149
ASSESSED VALUE		197,745
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		147,023
TOTAL JUST VALUE		247,894
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,348

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1414197	REPAIR/RRF	2,835	12/01/2014
B974277	NEW CONSTR	85,000	09/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2307/1555	9/27/2019	WD	Q	I	01	182,500
GRANTOR: PROCTOR JOHN R & JENN						
GRANTEE: WALLS CLAYTON & JES						
2101/1515	2/15/2017	WD	Q	I	01	159,900
GRANTOR: KORNACKI DEBRA A						
GRANTEE: PROCTOR JOHN R & JE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W15 BAS=[YR=1998] W15 PTO=[YR=1998] N5 W15 S5 E15 $ W37 S31 E16 S4 E15 FOP=[YR=1998] E21 N4 W21 S4 $ N4 E21 N31 $ S31 E15 N31 $.

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	0811	CONCRETE B	0	100	14	68	952.00	SF	5.20	5.20	100	1998	1998	3	73	3,614	

LAND DESCRIPTION

TOTAL OB/XF 3,614

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	1.00	LT		1.00	1.00	1.00	38,000.00	38,000.00	38,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 38,000 Market: 0 Agricultural: 0 Common: 38,000 PRINTED 07/30/2025 BY SYS