IN OR 2692/564
EX 1-4 & 1-6
EX R/W OR 603/1245

PRINCE KIRSTIN
7322 FOXHAVEN LANE
HILLIARD, FL 32046

2025

42-3N-25-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

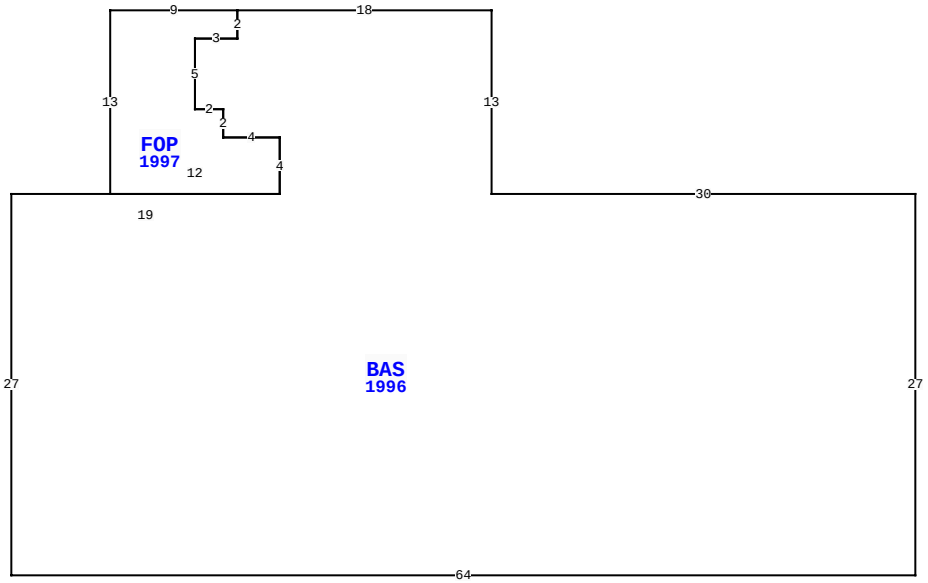
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,967	100	1996	1,967	58,786
FOP	112	30	1997	34	1,016
TOTALS	2,079			2,001	59,802

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,001	117.2000	99.62	199,340	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2024 Heated Area: 1967 HX Base Yr 2024



57322 FOXHAVEN LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/14/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		94,263
TOTAL MARKET OB/XF VALUE		39,521
TOTAL LAND VALUE - MARKET		292,030
TOTAL MARKET VALUE		425,814
SOH/AGL Deduction		12,912
ASSESSED VALUE		412,902
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		362,180
TOTAL JUST VALUE		425,814
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH003328	MH MOVE-ON	0	11/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/564	12/28/2023	WD	U	I	11	100
GRANTOR: SAMUELSON MICHAEL & M						
GRANTEE: PRINCE KIRSTIN						
2689/25	12/28/2023	WD	U	I	37	200,000
GRANTOR: SAMUELSON MICHAEL & M						
GRANTEE: PRINCE KIRSTIN						

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	0681	POLE SHED	0	100	25	33	825.00	SF	15.00	15.00	100	1980	1980	3	20	2,475	
2	1242	WD DECK A	0	100	0	0	833.00	SF	6.00	6.00	100	1985	1985	3	20	1,000	
3	0351	CARPORT MT	0	100	12	40	480.00	SF	4.00	4.00	100	1997	1997	3	20	384	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	
5	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	1997	1997	3	24	10,080	
6	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	2000	2000	3	27	972	
7	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	2000	2000	3	27	1,750	
8	0350	CARPORT WD	0	100	60	36	2,160.00	SF	13.00	13.00	100	2000	2000	3	20	5,616	
9	0681	POLE SHED	0	100	36	12	432.00	SF	15.00	15.00	100	2000	2000	3	27	1,750	
10	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	

TOTAL OB/XF 32,792

BUILDING DIMENSIONS

BAS=[YR=1996] W30 N13 W18 FOP=[YR=1997] W9 S13 E12 N4 W4 N2 W2 N5 E3 N2 $ S2 W3 S5 E2 S2 E4 S4 W19 S27 E64 N27 $.

LAND DESCRIPTION

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	20.14	AC		1.00	1.00	1.00	14,500.00	14,500.00	292,030							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 20.14 Total Land Value: 292,030 Market: 0 Agricultural: 0 Common: 292,030 PRINTED 07/30/2025 BY SYS

IN OR 2692/564
EX 1-4 & 1-6
EX R/W OR 603/1245

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2025

42-3N-25-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

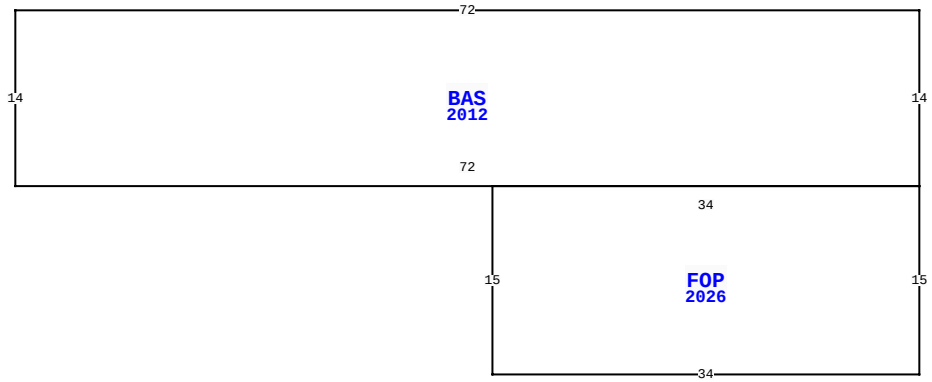
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,008	100	2012	1,008	29,920
FOP	510	30	2026	153	4,541
TOTALS	1,518			1,161	34,461

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,161	116.4000	98.94	114,869	1994	1994	0	0	0	70.00	30.00

2 M/H 94+ – 100% - 2024 Heated Area: 1008 HX Base Yr 2024



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XF DATE	
INC DATE	
LGL DATE	
LAND DATE	05/14/2025 MLU
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57322 FOXHAVEN LN, HILLIARD

VALUATION SUMMARY

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Tax Group: 4	Tax Dist:	
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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		401,265

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2692/564	12/28/2023	WD	U	I	11	100
GRANTOR: SAMUELSON MICHAEL & M						
GRANTEE: PRINCE KIRSTIN						
2689/25	12/28/2023	WD	U	I	37	200,000
GRANTOR: SAMUELSON MICHAEL & M						
GRANTEE: PRINCE KIRSTIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012;ORIG=0,0] W72 S14 E72 N14 $
FOP=[YR=2026;ORIG=-34,14] E34 S15 W34 N15 $
.

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
11	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2000	2000	3	100	6,000	
12	0940	SHEDS/PORT	0	100	16	8	128.00	SF	16.50	16.50	100	2000	2000	3	20	422	
13	1243	WD DECK F	0	100	16	12	192.00	SF	8.00	8.00	100	2002	2002	3	20	307	

LAND DESCRIPTION

TOTAL OB/XF 6,729

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 05/12/2019 BY KBA Total Acres: 20.14 Total Land Value: 292,030 Market: 0 Agricultural: 0 Common: 292,030 PRINTED 07/30/2025 BY SYS