PT JOHN DIXON GRANT
SEC 45-4N-23E IN OR 2161/1309
(EX UTIL ESMT IN OR 1861/825)

HAIR KEVIN L & JENNIFER
28402 HAIR LANE
HILLIARD, FL 32046

2025

45-4N-23-0000-00S2-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
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
Occupancy	00	NONE 100
Quality	06	Quality Level 06

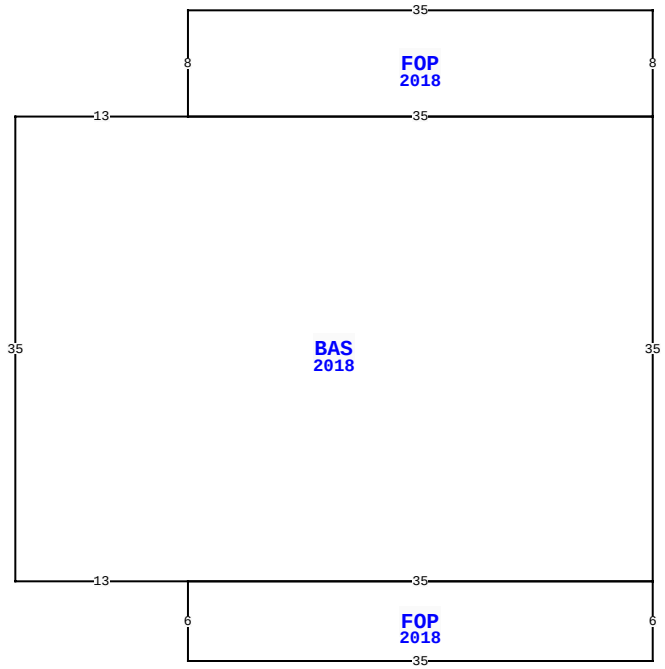
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	2018	1,680	217,199
FOP	210	30	2018	63	8,145
FOP	280	30	2018	84	10,860
TOTALS	2,170			1,827	236,204

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,827	132.5950	132.60	242,260	2018	2018	0	0	0	2.50	97.50

1 SINGLE FAM – 0% - 0 Heated Area: 1680 HX Base Yr



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

28402 HAIR LN, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,574
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	196,560
TOTAL MARKET VALUE	449,134
SOH/AGL Deduction	63,187
ASSESSED VALUE	385,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,947
TOTAL JUST VALUE	449,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20002463	GARAGE	52,628	03/18/2020
17002003	NEW CONSTR	202,137	03/28/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2161/1309	8/10/2017	WD	U	V	11	100
GRANTOR: WEBB MITCHELL ALVIN						
GRANTEE: HAIR KEVIN L & JENN						
2161/1306	6/13/2017	WD	U	V	11	100
GRANTOR: WEBB MITCHELL ALVIN E						
GRANTEE: RENSHAW CAROL ARLEE						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2018] W35 S8 BAS=[YR=2018] W13 S35 E13 FOP=[YR=2018] S6 E35 N6 W35$ E35 N35 W35$ E35 N8$.

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	0	0007	OR	0.00	0.00	10.08	AC		1.00	1.00	1.00	19,500.00	19,500.00	196,560							

REVIEW DATE 07/02/2020 BY TW Total Acres: 10.08 Total Land Value: 196,560 Market: 0 Agricultural: 0 Common: 196,560 PRINTED 07/30/2025 BY SYS

PT JOHN DIXON GRANT
SEC 45-4N-23E IN OR 2161/1309
(EX UTIL ESMT IN OR 1861/825)

HAIR KEVIN L & JENNIFER
28402 HAIR LANE
HILLIARD, FL 32046

2025

45-4N-23-0000-00S2-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

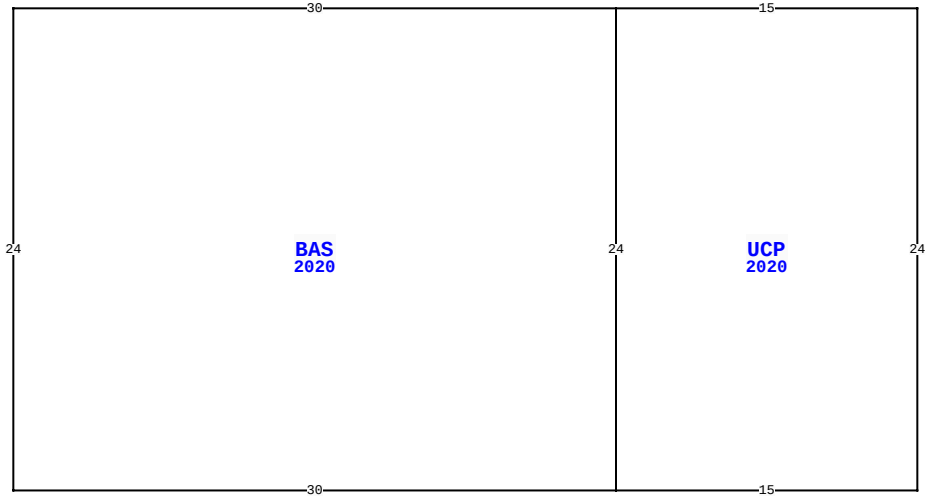
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	720	100	2020	720	14,882
UCP	360	20	2020	72	1,488
TOTALS	1,080			792	16,370

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	792	58.1900	21.53	17,052	2020	2020	0	0	0	4.00	96.00

2 GARAGE RES – 0% - 0 Heated Area: 720 HX Base Yr



28402 HAIR LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	252,574
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	196,560
TOTAL MARKET VALUE	449,134
SOH/AGL Deduction	63,187
ASSESSED VALUE	385,947
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	385,947
TOTAL JUST VALUE	449,134
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	432,713

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2161/1309	8/10/2017	WD	U	V	11	100
GRANTOR: WEBB MITCHELL ALVIN						
GRANTEE: HAIR KEVIN L & JENN						
2161/1306	6/13/2017	WD	U	V	11	100
GRANTOR: WEBB MITCHELL ALVIN E						
GRANTEE: RENSHAW CAROL ARLEE						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2020] W15 BAS=[YR=2020] W30 S24 E30 N24$ S24 E15 N24$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 07/02/2020 BY TW Total Acres: 10.08 Total Land Value: 196,560 Market: 0 Agricultural: 0 Common: 196,560 PRINTED 07/30/2025 BY SYS