PT OF GOVT LOT 1
IN OR 1498/549
1997 CLAY SWMH

KEENE HAL L SR & GLENDA
282131 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2026

07-4N-24-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
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

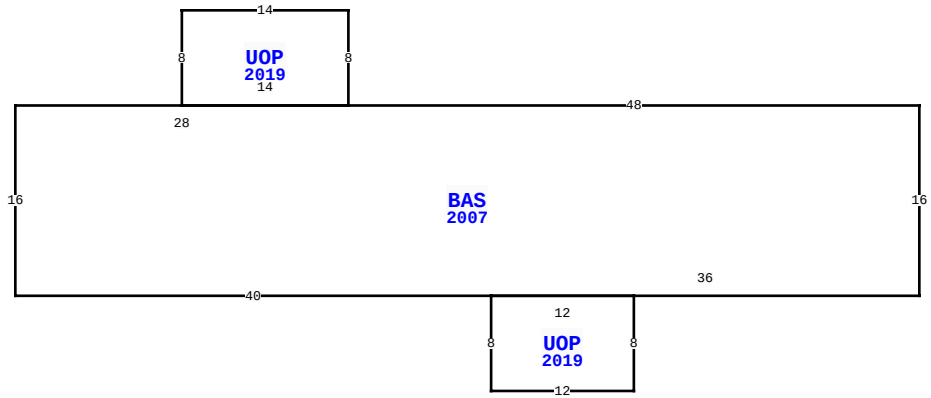
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2007	1,216	65,445
UOP	96	25	2019	24	1,292
UOP	112	25	2019	28	1,507
TOTALS	1,424			1,268	68,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,268	130.0000	117.00	148,356	1997	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2008 Heated Area: 1216 HX Base Yr 2008



282131 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		68,244
TOTAL MARKET OB/XF VALUE		24,292
TOTAL LAND VALUE - MARKET		93,160
TOTAL MARKET VALUE		185,696
SOH/AGL Deduction		97,032
ASSESSED VALUE		88,664
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		37,253
TOTAL JUST VALUE		185,696
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		188,827

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240011258	PRIVATE PROVIDER	36,321	10/03/2024
B21476	XFOB	0	05/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1498/0549	5/10/2007	WD	Q	I	06	10,500

GRANTOR: MELTON DOROTHY
GRANTEE: KEENE HAL L SR & GL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W48 UOP=[YR=2019] N8 W14 S8 E14$ W28 S16 E40
UOP=[YR=2019] S8 E12 N8 W12$ E36 N16$.

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	11	30	330.00	SF	15.00	15.00	100	2008	2008	3	44	2,178	
2	0681	POLE SHED	0	100	20	30	600.00	SF	15.00	15.00	100	2008	2008	3	44	3,960	
3	0681	POLE SHED	0	100	30	18	540.00	SF	11.25	11.25	100	2012	2012	3	60	3,645	
4	0681	POLE SHED	0	100	30	18	540.00	SF	11.25	11.25	100	2012	2012	3	60	3,645	
5	0351	CARPORT MT	0	100	40	28	1,120.00	SF	10.00	10.00	100	2025	2024		97	10,864	

LAND DESCRIPTION

TOTAL OB/XF 24,292

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	2.74	AC		1.00	1.00	1.00	34,000.00	34,000.00	93,160							

REVIEW DATE 12/16/2024 BY WW Total Acres: 2.74 Total Land Value: 93,160 Market: 0 Agricultural: 0 Common: 93,160 PRINTED 07/09/2026 BY SYS