PT OF SEC 8-4N-24E
IN OR 2210/398
(EX ESMT PT OR 623/1250)

KERNEN RYAN S & CAROLYN J
282657 LAKE HAMPTON RD
HILLIARD, FL 32046

2026

08-4N-24-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

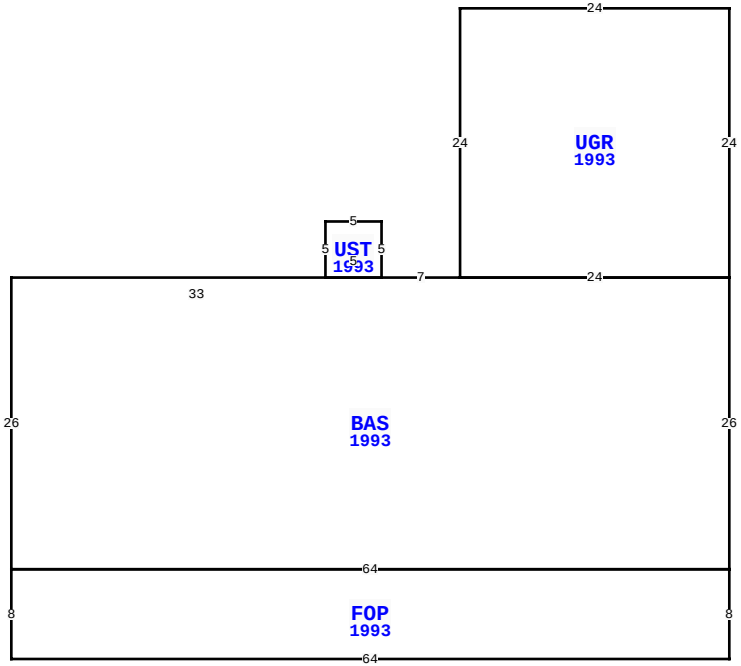
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
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	1,664	100	1993	1,664	177,093
FOP	512	30	1993	154	16,389
UGR	576	45	1993	259	27,565
UST	25	45	1993	11	1,170
TOTALS	2,777			2,088	222,218

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,088	118.8985	124.84	260,666	1975	1995	0	0	0	14.75	85.25

1 SINGLE FAM 100% - 2019 Heated Area: 1664 HX Base Yr 2019



282657 LAKE HAMPTON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	01/28/2025 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,218
TOTAL MARKET OB/XF VALUE		18,880
TOTAL LAND VALUE - MARKET		210,140
TOTAL MARKET VALUE		263,820
SOH/AGL Deduction		66,189
ASSESSED VALUE		197,631
TOTAL EXEMPTION VALUE	HX HB VX	56,411
BASE TAXABLE VALUE		141,220
TOTAL JUST VALUE		451,238
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		475,783

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19001173	REPAIR/RRF	4,500	02/06/2019
8565	XFOB	7,296	12/29/1992
7913	ADDITION	14,372	03/10/1992
7229	HOUSEMVING	1,000	05/15/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2210/0398	7/12/2018	WD	Q	I	01	290,000
GRANTOR: JUDE CYNTHIA BLAIR GE						
GRANTEE: KERNEN RYAN S & CAR						
0716/0018	10/13/1994	QC	Q	I	01	100
GRANTOR: GANEY CYNTHIA BLAIR						
GRANTEE: GEIGER CYNTHIA BLAI						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W24 S24 BAS=[YR=1993] W7 UST=[YR=1993] N5 W5 S5 E5$ W33 S26 FOP=[YR=1993] S8 E64 N8 W64$ E64 N26 W24$ E24 N24$.

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	0201	BARN WD 10	0	100	49	47	2,303.00	SF	17.00	17.00	100	2003	2003	3	29	11,354	
3	0940	SHEDS/PORT	0	100	12	10	120.00	SF	21.30	21.30	100	1999	1999	3	20	511	
4	0350	CARPORT WD	0	100	30	20	600.00	SF	8.58	8.58	100	2012	2012	3	45	2,317	
5	0681	POLE SHED	0	100	36	30	1,080.00	SF	15.00	15.00	100	2003	2003	3	29	4,698	

LAND DESCRIPTION

TOTAL OB/XF 18,880

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	005000	C	AGRICULTURAL	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	19,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	10.06	AC		1.00	1.00	1.00	370.00	370.00	3,722							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.06	AC		1.00	1.00	1.00	19,000.00	19,000.00	191,140							

REVIEW DATE 01/01/2023 BY CD Total Acres: 11.06 Total Land Value: 22,722 Market: 191,140 Agricultural: 3,722 Common: 19,000 PRINTED 07/09/2026 BY SYS