PT OF NE1/4 IN OR 1900/1463 &
PT LOT 2 IN OR 2136/1021
PENNY HADDOCK ESTATES PB 5/338

NEWMAN TIMOTHY A
282700 LAKE HAMPTON RD
HILLIARD, FL 32046

**2026**

**08-4N-24-0000-0003-0100**

## 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 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 | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 06 | Quality Level 06 |

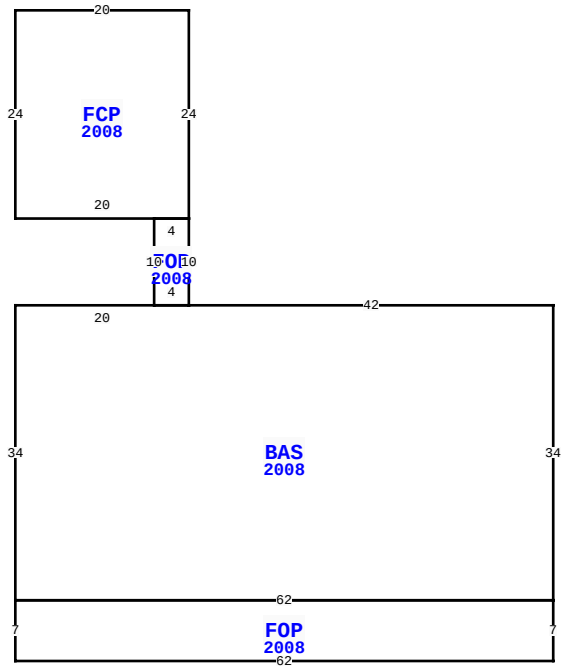
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,108 | 100 | 2008 | 2,108 | 247,617 |
| FCP | 480 | 25 | 2008 | 120 | 14,096 |
| FOP | 40 | 30 | 2008 | 12 | 1,409 |
| FOP | 434 | 30 | 2008 | 130 | 15,270 |
| TOTALS | 3,062 | | | 2,370 | 278,394 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,370 | 121.6033 | 127.68 | 302,602 | 2008 | 2008 | 0 | 0 | 0 | 8.00 | 92.00 |

1 SINGLE FAM 100% - 2015 Heated Area: 2108 HX Base Yr 2015




282700 LAKE HAMPTON RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | 09/29/2008 JH | LGL DATE | |
| XF DATE | | LAND DATE | 05/12/2026 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 278,394 |
| TOTAL MARKET OB/XF VALUE | | 1,116 |
| TOTAL LAND VALUE - MARKET | | 135,870 |
| TOTAL MARKET VALUE | | 415,380 |
| SOH/AGL Deduction | | 200,006 |
| ASSESSED VALUE | | 215,374 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 163,963 |
| TOTAL JUST VALUE | | 415,380 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 394,003 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| M13686 | 4 TON UNIT | 0 | 03/01/2008 |
| C20745 | CO ISSUED | 0 | 11/01/2007 |
| E20267 | ELEC OTHER | 2,000 | 11/01/2007 |
| R10854 | REPAIR/RRF | 5,600 | 11/01/2007 |
| B20745 | NEW CONSTR | 217,272 | 11/01/2007 |
| P12870 | OTHER | 0 | 11/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2136/1021 | 7/18/2017 | WD | U | V | 37 | 22,800 |
| GRANTOR: SIMMONS TERRANCE J & | | | | | | |
| GRANTEE: NEWMAN TIMOTHY A | | | | | | |
| 1900/1463 | 1/31/2014 | WD | U | I | 12 | 170,000 |
| GRANTOR: CITIZENS STATE BANK | | | | | | |
| GRANTEE: NEWMAN TIMOTHY A | | | | | | |

## 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 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 10 | 120.00 | SF | 30.00 | 30.00 | 100 | 2009 | 2009 | 3 | 31 | 1,116 | |

## BUILDING DIMENSIONS

BAS=[YR=2008] W42FOP=[YR=2008] N10FCP=[YR=2008]
N24W20S24E20$W4S10E4$W20S34 FOP=[YR=2008] S7E62N7W62$E62N34$.

## LAND DESCRIPTION

TOTAL OB/XF 1,116

| 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 | 0007 | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 63,000 | | | | | | | |
| 2 | 000100 | C | RES | 100 | | OR | 0.00 | 0.00 | 3.47 | AC | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 72,870 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.47 Total Land Value: 135,870 Market: 0 Agricultural: 0 Common: 135,870 PRINTED 07/09/2026 BY SYS