

PT OF E1/2 OF E1/2
OR 735/778 & OR 763/117 &
OR 1849/744

UPCHURCH ELIZABETH J
283095 LAKE HAMPTON RD
HILLIARD, FL 32046

2026

08-4N-24-0000-0004-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

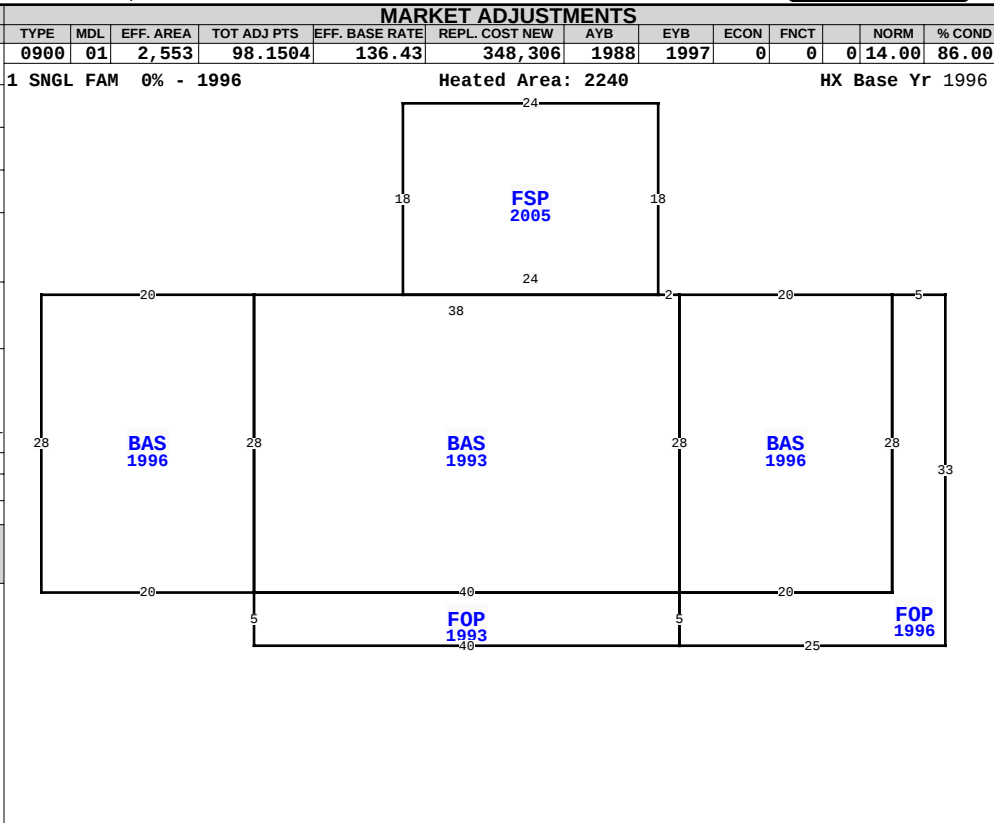
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	131,410
BAS	560	100	1996	560	65,705
BAS	560	100	1996	560	65,705
FOP	200	30	1993	60	7,040
FOP	265	30	1996	80	9,386
FSP	432	40	2005	173	20,298

TOTALS	3,137			2,553	299,543
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0510	GARAGE WD-	0	100	27	36	972.00	SF	35.00
3	0530	STBL WD	0	100	43	29	1,247.00	SF	22.50
4	0681	POLE SHED	0	100	25	10	250.00	SF	15.00
5	0681	POLE SHED	0	100	36	14	504.00	SF	15.00
6	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	10.97

REVIEW DATE 01/01/2023 BY CD



283095 LAKE HAMPTON RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	
2	0510	GARAGE WD-	0	100	27	36	972.00	SF	35.00	35.00	100	1985	1985	3	20	6,804	
3	0530	STBL WD	0	100	43	29	1,247.00	SF	22.50	22.50	100	2001	2001	3	27	7,576	
4	0681	POLE SHED	0	100	25	10	250.00	SF	15.00	15.00	100	2001	2001	3	27	1,013	
5	0681	POLE SHED	0	100	36	14	504.00	SF	15.00	15.00	100	2001	2001	3	27	2,041	
6	0350	CARPORT WD	0	100	12	12	144.00	SF	13.00	13.00	100	2001	2001	3	20	374	
7	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	2005	2005	04	85	42,500	

TOTAL OB/XF													62,408		
R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LA VA			
06	OR	0.00	0.00	10.97	AC		1.00	1.00	1.00	19,000.00	19,000.00	2			

Total Acres: 10.97 Total Land Value: 208,430 Market: 0 Agricultural: 0 Common: 208,430

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		449,020	
TOTAL MARKET OB/XF VALUE		62,408	
TOTAL LAND VALUE - MARKET		208,430	
TOTAL MARKET VALUE		719,858	
SOH/AGL Deduction		243,174	
ASSESSED VALUE		476,684	
TOTAL EXEMPTION VALUE		HX HB 51,411	
BASE TAXABLE VALUE		425,273	
TOTAL JUST VALUE		719,858	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		686,522	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E21054	ELEC OTHER	1,950	07/01/2008
M13935	MECH OTHER	0	06/01/2008
P13141	OTHER	0	04/01/2008
B21209	ADDITION	85,000	03/01/2008
R11110	REPAIR/RRF	2,100	03/01/2008
B0416592	XFOB	17,128	09/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1849/0744	4/04/2013	WD	U	I	11	100	
GRANTOR: THREATTE ROSE MARIE							
GRANTEE: THREATTE ROSE MARIE							
0763/0117	6/14/1996	WD	Q	I		85,000	
GRANTOR: UPCHURCH ELIZABETH J							
GRANTEE: THREATTE ROSE MARIE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
FOP=[YR=1996] W5 BAS=[YR=1996] W20 BAS=[YR=1993] W2FSP=[YR=2005] N18 W24 S18 E24 \$ W38 BAS=[YR=1996] W20 S28 E20 FOP=[YR=1993] S5 E40 N5 W40\$ N28\$ S28 E40 N28\$ S28 E20 N28\$ S28 W20 S5 E25 N33\$.									

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