PT SEC 39-4N-23 IN OR 2314/1163
PT GOVT LOT 1 SEC 12-4N-23E
IN OR 1913/908,

SELPH HEATH Q & ALLISON M
28151 LAKE HAMPTON RD
HILLIARD, FL 32046

2026

39-4N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 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	08	SHT VINYL 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
Quality	03	Quality Level 03

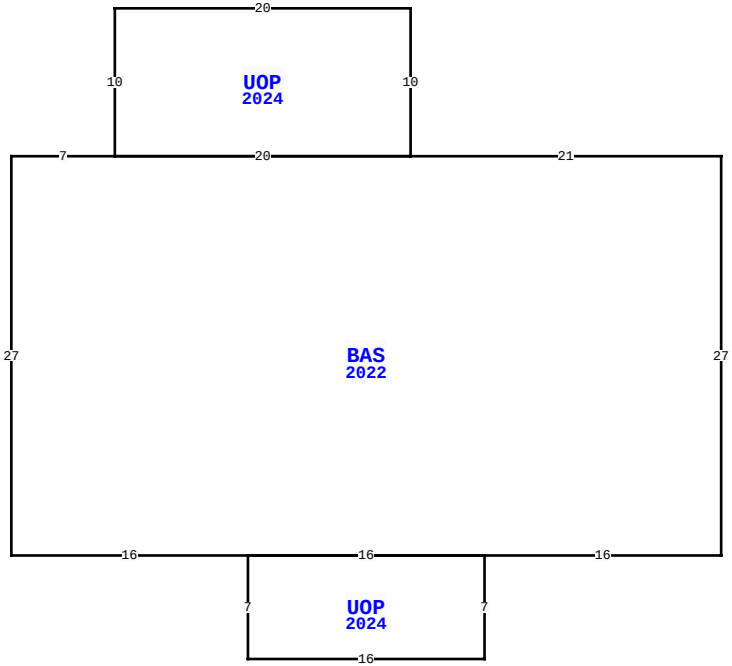
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	2022	1,296	132,149
TOTALS	1,296			1,296	132,149

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,296	116.8000	105.12	136,236	2022	2022	0	0	0	3.00	97.00

1 M/H 94+ 100% - 2023 Heated Area: 1296 HX Base Yr 2023



28151 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		132,149
TOTAL MARKET OB/XF VALUE		5,713
TOTAL LAND VALUE - MARKET		93,891
TOTAL MARKET VALUE		231,753
SOH/AGL Deduction		55,609
ASSESSED VALUE		176,144
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		124,733
TOTAL JUST VALUE		231,753
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		219,182

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003290	CO ISSUED	0	03/01/2022
21011242	MH MOVE-ON	0	08/25/2021
20010823	CARPORT	22,218	12/21/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2660/83	8/08/2023	TX	U	V	11	30,200
GRANTOR: TAX COLLECTOR						
GRANTEE: SELPH HEATH & ALLIS						
2314/1163	10/10/2019	WD	U	V	37	15,000
GRANTOR: MASON MICHELLE G & DA						
GRANTEE: SELPH HEATH Q & ALL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022;ORIG=0,0] W21 W20 W7 S27 E16 E16 E16 N27 $
UOP=[YR=2024;ORIG=-41,-10] E20 S10 W20 N10 $
UOP=[YR=2024;ORIG=-32,27] E16 S7 W16 N7 $
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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	0351	CARPORT MT	0	100	46	20	920.00	SF	6.90	6.90	100	2023	2022	3	90	5,713	

LAND DESCRIPTION

TOTAL OB/XF 5,713

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		OR	0.00	0.00	5.26	AC		1.00	1.00	0.85	21,000.00	17,850.00	93,891							

REVIEW DATE 08/31/2023 BY WWA Total Acres: 5.26 Total Land Value: 93,891 Market: 0 Agricultural: 0 Common: 93,891 PRINTED 07/09/2026 BY SYS