

WHITEMAN BILLY HAROLD & SUSAN
28483 LAKE HAMPTON ROAD
HILLIARD, FL 32046

41-4N-23-1210-0001-0030

[illegible]

PT OF LOT 1
IN OR 2736/539
LAKE HAMPTON EST PB 5/336-337

WHITEMAN BILLY HAROLD & SUSAN
28483 LAKE HAMPTON ROAD
HILLIARD, FL 32046

2026

41-4N-23-1210-0001-0030



BUILDING CHARACTERISTICS					
ELEMENT		CD	CONSTRUCTION		
Exterior Wall		25	MOD METAL 100		
Roof Structure		10	STEEL FRME 100		
Roof Cover		12	MODULAR MT 100		
Interior Wall		07	NONE 100		
Interior Floor		03	CONC FINSH 100		
Air Condition		01	NONE 100		
Heating Type		01	NONE 100		
Bedrooms			0 100		
Bathrooms			0 100		
Frame		05	STEEL 100		
Quality		06	Quality Level 06		
DOR CODE		0100	SINGLE FAMILY		
MAP NUM			MKT AREA		09
NEIGHBORHOOD/LOC		9005.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	2025	800	19,182
FCP	400	25	2025	100	2,398
TOTALS	1,200			900	21,580

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
6500	01	900	62.1000	24.22	21,798	2024	2024	0	0	1.00	99.00
2 GARAGE RES 100% - 2026 Heated Area: 800 HX Base Yr 2026											
FCP 2025 BAS 2025											
28483 LAKE HAMPTON RD, HILLIARD											
						BLD DATE				LGL DATE	05/07/2026 MLU
						XF DATE				LAND DATE	
						INC DATE				AG DATE	

NASSAU COUNTY PROPERTY											PAGE 2 of 2	4
VALUATION SUMMARY												
VALUATION BY						STANDARD						
Tax Group: 4						Tax Dist:						
BUILDING MARKET VALUE						385,242						
TOTAL MARKET OB/XF VALUE						0						
TOTAL LAND VALUE - MARKET						106,400						
TOTAL MARKET VALUE						491,642						
SOH/AGL Deduction						158,953						
ASSESSED VALUE						332,689						
TOTAL EXEMPTION VALUE						HX HB		51,411				
BASE TAXABLE VALUE						281,278						
TOTAL JUST VALUE						491,642						
NCON VALUE						0						
INCOME VALUE												
PREVIOUS YEAR MKT VALUE						452,551						
SALES DATA												
OFF RECORD Number		DATE		TYPE INST	Q U	V I	RSN CD	SALE PRICE				
2736/539		9/05/2024		WD	Q	I	01	525,000				
GRANTOR: FAULKNER ROY E & BARB												
GRANTEE: WHITEMAN BILLY HARO												
1093/1064		11/08/2002		WD	U	V	07	100				
GRANTOR: TIBSEN & FAIR INC												
GRANTEE: FAULKNER ROY & BARB												
BUILDING NOTES												