

BLOCK 2 LOTS 1 2 14 15 & 16
N10 FT OF LOT 2 BLOCK 3 &
ALL OF LOT 1 BLOCK 3

WOEHRLE-HARRIS LIVING TRUST/WIEHRLE DEAN WILLIAM T
28264 LAKE HAMPTON RD
HILLIARD, FL 32046

2026

41-4N-23-2100-0002-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 80
Exterior Wall	30	VINYL 20
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	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	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9004.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,145	100	1993	2,145	180,794
DCK	517	10	1996	52	4,383
FGR	825	55	1996	454	38,266
FOP	120	30	1993	36	3,034
FOP	200	30	1996	60	5,057

TOTALS	3,807			2,747	231,534
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0300	BOAT DCK W	0	100	487	5	2,435.00	SF	40.00
4	0300	BOAT DCK W	0	100	186	5	930.00	SF	40.00
5	0300	BOAT DCK W	0	100	0	0	528.00	SF	40.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000132	C	RES RIVER	100	0006	OR	0.00	0.00	1.00
2	000100	C	RES	100	0006	OR	0.00	0.00	2.00
3	000100	C	RES	100	0006	OR	0.00	0.00	1.00

REVIEW DATE	01/01/2023	BY	CD
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,747	108.2592	113.67	312,251	1985	1985	0	0	0	25.85	74.15
1 SINGLE FAM 100% - 1997 Heated Area: 2145 HX Base Yr 1997												

28264 LAKE HAMPTON RD, HILLIARD	BLD DATE	LGL DATE	04/08/2026	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
3	0300	BOAT DCK W	0	100	487	5	2,435.00	SF	40.00	40.00	100	2002	2002	3	28	27,272	
4	0300	BOAT DCK W	0	100	186	5	930.00	SF	40.00	40.00	100	2002	2002	3	28	10,416	
5	0300	BOAT DCK W	0	100	0	0	528.00	SF	40.00	40.00	100	2002	2002	3	28	5,914	

TOTAL OB/XF										43,602							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000132	C	RES RIVER	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	1.00	90,500.00	90,500.00	90,500
2	000100	C	RES	100	0006	OR	0.00	0.00	2.00	LT		1.00	1.00	0.70	38,500.00	26,950.00	53,900
3	000100	C	RES	100	0006	OR	0.00	0.00	1.00	LT		1.00	1.00	0.70	38,500.00	26,950.00	26,950

Total Acres: 0.00	Total Land Value: 171,350	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE				231,534	
TOTAL MARKET OB/XF VALUE				43,602	
TOTAL LAND VALUE - MARKET				171,350	
TOTAL MARKET VALUE				446,486	
SOH/AGL Deduction				202,015	
ASSESSED VALUE				244,471	
TOTAL EXEMPTION VALUE		HX HB DX		56,411	
BASE TAXABLE VALUE				188,060	
TOTAL JUST VALUE				446,486	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				438,354	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012598	METAL ROOF	6,000	09/20/2021
21012597	REPAIR/RRF	26,000	09/20/2021
B9603317	ADDITION	18,000	09/01/1996
4435	NEW CONSTR	61,264	10/13/1987

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2817/1771	9/16/2025	QC	U	I	11	100	
GRANTOR: WOEHRLE DEAN W &							
GRANTEE: WOEHRLE - HARRIS LIVI							
1822/0328	10/26/2012	QC	U	I	11	100	
GRANTOR: WOEHRLE DEAN W & DEBR							
GRANTEE: WOEHRLE DEAN W & DE							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W3 DCK=[YR=1996] N8 W16 N7 W19 S7 W13 S8 E48 \$ W62 FOP=[YR=1996] N8 W25 S8 FGR=[YR=1996] S33 E25 N33 W25 \$ E25 S\$33 E22 FOP=[YR=1993] S6 E20 N6 W20\$ E43 N33 \$.									