IN OR 1544/873
2008 CHNC DW/MH

**HATCHER BRANDI R**
281605 LAKE HAMPTON ROAD
HILLIARD, FL 32046

**2026**

**41-4N-24-0000-0001-0120**

## BUILDING CHARACTERISTICS

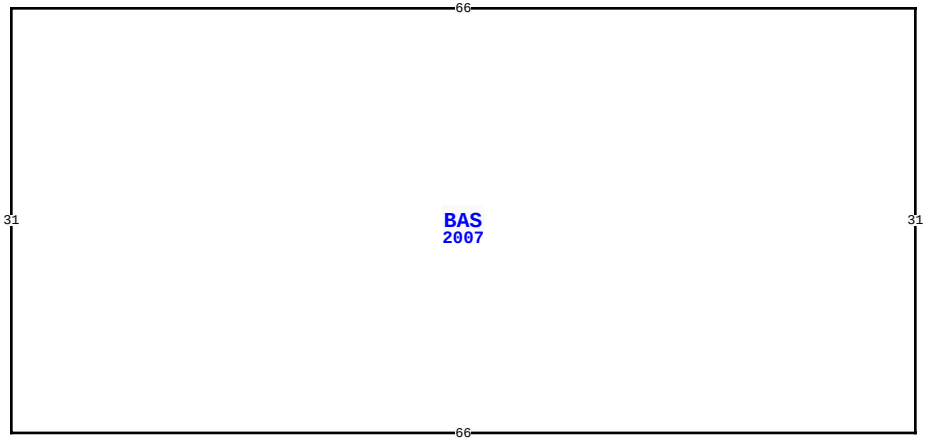
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 11 | CLAY TILE 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 4 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Quality | 06 | Quality Level 06 |
| 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 | 2,046 | 100 | 2007 | 2,046 | 160,601 |
| TOTALS | 2,046 | | | 2,046 | 160,601 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 2,046 | 155.7400 | 140.17 | 286,788 | 2007 | 2007 | 0 | 0 | 0 | 44.00 | 56.00 |

1 M/H 94+ 100% - 2008 Heated Area: 2046 HX Base Yr 2008




281605 LAKE HAMPTON RD, HILLIARD

| | | | | | |
|---|---|---|---|---|---|
| BLD DATE | 01/08/2008 | JH | LGL DATE | | |
| XF DATE | 01/08/2008 | JH | LAND DATE | 05/12/2026 | MLU |
| INC DATE | | | AG DATE | | |

## 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 | 1242 | WD DECK A | 0 | 100 | 10 | 8 | 80.00 | SF | 10.00 | 10.00 | 100 | 2009 | 2009 | 3 | 31 | 248 | |
| 2 | 0753 | UEP | 0 | 100 | 16 | 10 | 160.00 | SF | 22.00 | 22.00 | 100 | 2013 | 2013 | 3 | 64 | 2,253 | |
| 3 | 0681 | POLE SHED | 0 | 100 | 10 | 10 | 100.00 | SF | 15.00 | 15.00 | 100 | 2013 | 2013 | 3 | 64 | 960 | |

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 160,601 |
| TOTAL MARKET OB/XF VALUE | | 3,461 |
| TOTAL LAND VALUE - MARKET | | 40,000 |
| TOTAL MARKET VALUE | | 204,062 |
| SOH/AGL Deduction | | 107,231 |
| ASSESSED VALUE | | 96,831 |
| TOTAL EXEMPTION VALUE | HX HB | 51,411 |
| BASE TAXABLE VALUE | | 45,420 |
| TOTAL JUST VALUE | | 204,062 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 205,786 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| C5014 | CO ISSUED | 0 | 11/01/2007 |
| E20231 | ELEC OTHER | 0 | 11/01/2007 |
| MH5014 | MH MOVE-ON | 0 | 11/01/2007 |
| M13435 | MECH OTHER | 0 | 11/01/2007 |
| P12858 | OTHER | 0 | 11/01/2007 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1544/0873 | 1/03/2008 | WD | U | I | 21 | 155,000 |
| GRANTOR: REGIONAL HOLDINGS INC | | | | | | |
| GRANTEE: HATCHER BRANDI R | | | | | | |
| 1531/1429 | 10/23/2007 | WD | Q | I | 05 | 25,500 |
| GRANTOR: ZAHN CHARLES | | | | | | |
| GRANTEE: REGIONAL HOLDINGS I | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W66 S31 E66 N31$.

## LAND DESCRIPTION

TOTAL OB/XF 3,461

| 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 | 0006 | OR | 0.00 | 0.00 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 40,000.00 | 40,000.00 | 40,000 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS