



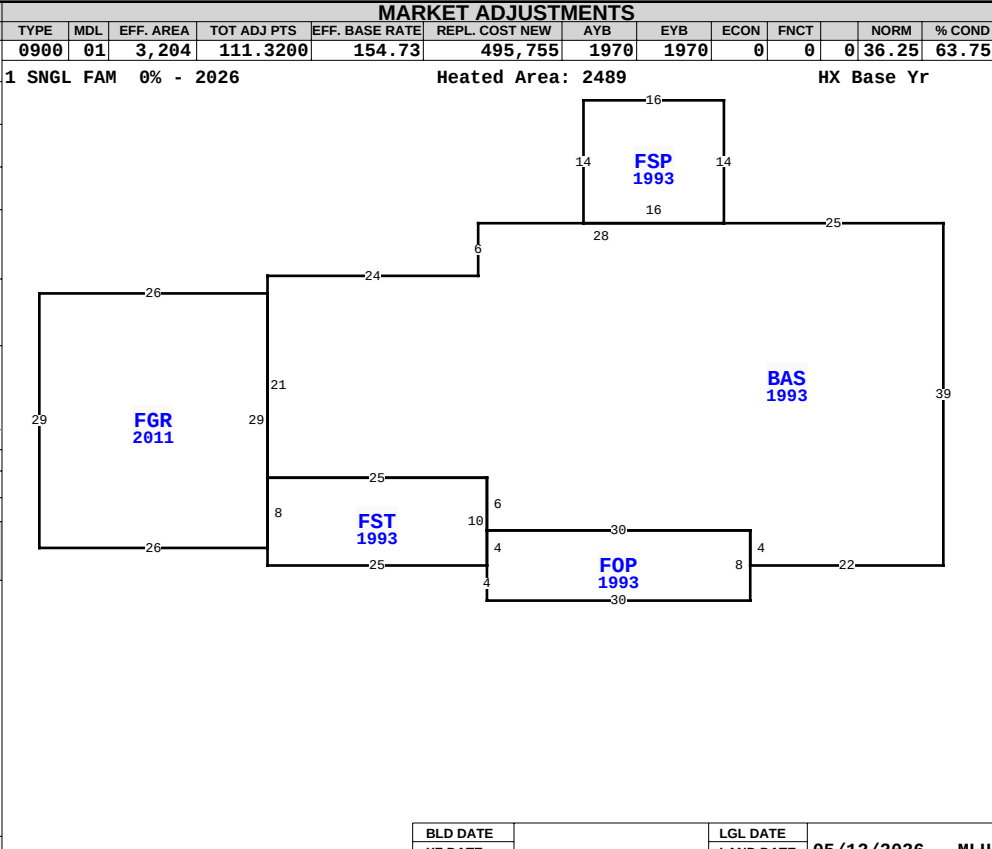
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
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	2,489	100	1993	2,489	245,516
FGR	754	55	2011	415	40,936
FOP	240	30	1993	72	7,102
FSP	224	40	1993	90	8,878
FST	250	55	1993	138	13,613
TOTALS	3,957			3,204	316,044

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	0	0	0	2.00	UT	3,500.00
4	0860	POOL/SPA	0	0	0	0	1.00	UT	50,000.00
11	0910	SCRN RM L	0	0	0	0	1,652.00	SF	15.00
13	1242	WD DECK A	0	0	0	0	1,584.00	SF	12.50

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	0	0005	OR	0.00	0.00	5.66



28175 HAMMOCK RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE	11/21/2024	KBA
	INC DATE	AG DATE		

TOTAL OB/XF									
54,671									

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		326,972	
TOTAL MARKET OB/XF VALUE		54,671	
TOTAL LAND VALUE - MARKET		178,290	
TOTAL MARKET VALUE		559,933	
SOH/AGL Deduction		0	
ASSESSED VALUE		559,933	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		559,933	
TOTAL JUST VALUE		559,933	
NCON VALUE		10,928	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		694,485	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003469	NEW ROOF	17,000	03/23/2021

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2843/105	1/26/2026	QC	U	I	11
GRANTOR: BLAKE BRHYSEN LLC					
GRANTEE: BLAKE BRHYSEN LLC					
2791/578	5/21/2025	WD	Q	I	05
GRANTOR: CONNER CATHY J					
GRANTEE: BLAKE BRHYSEN LLC					

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1993] W25 FSP=[YR=1993] N14 W16 S14 E16 \$ W28 S6 W24 S2 FGR=[YR=2011] W26 S29 E26 FST=[YR=1993] S2 E25 FOP=[YR=1993] S4 E30 N8 W30 S4\$ N10 W25 S8\$ N29\$ S21 E25 S6 E30 S4 E22 N39\$.									

[illegible]