IN OR 19 PG 437

THOMPSON JAVAN EST/ABBIE THOMPSON
C/O ABBIE THOMPSON, 48145 REVERE RD
HILLIARD, FL 32046

2023

07-4N-25-0000-0005-0010

BUILDING CHARACTERISTICS

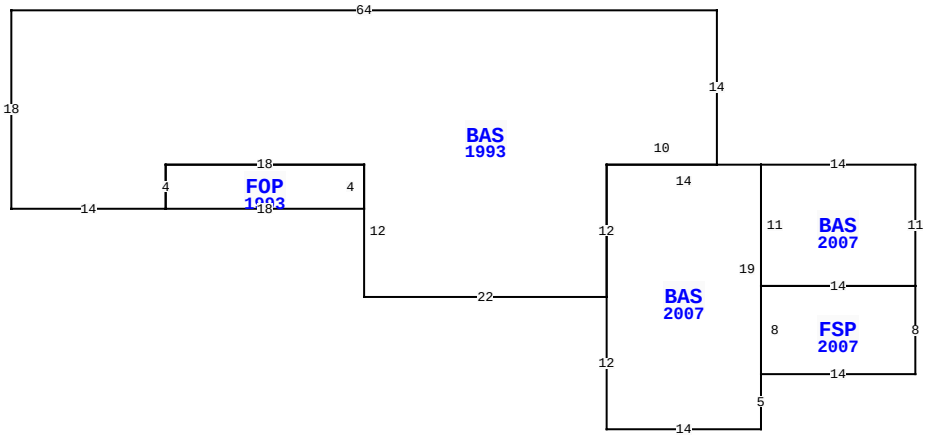
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	48,193
BAS	154	100	154	6,103
BAS	336	100	336	13,316
FOP	72	30	22	872
FSP	112	40	45	1,784
TOTALS	1,890		1,773	70,268

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	73.5000	66.33	117,603	1962	1980	0	0	0	40.25	59.75

1 SINGLE FAM – 100% - 0 Heated Area: 1706 HX Base Yr



48145 REVERE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		70,268
TOTAL MARKET OB/XF VALUE		632
TOTAL LAND VALUE - MARKET		14,088
TOTAL MARKET VALUE		84,988
SOH/AGL Deduction		42,865
ASSESSED VALUE		42,123
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		12,123
TOTAL JUST VALUE		84,988
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,830

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S18 E14 FOP=[YR=1993] E18 N4 W18 S4$ N4 E18 S12 E22 BAS=[YR=2007] S12 E14 N5 FSP=[YR=2007] E14 N8 BAS=[YR=2007] N11 W14 S11 E14$ W14 S8$ N19 W14 S12$ N12 E10 N14$.

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	0940	SHEDS/PORT	0	100	12	10	120.00	SF	19.50	19.50	100	2005	2005	3	27	632	

LAND DESCRIPTION

TOTAL OB/XF 632

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	SFR	100	0005	OR	0.00	0.00	0.23	AC		1.00	1.00	1.75	35,000.00	61,250.00	14,088							

REVIEW DATE 07/26/2022 BY KBA Total Acres: 0.23 Total Land Value: 14,088 Market: 0 Agricultural: 0 Common: 14,088 PRINTED 08/02/2023 BY SYS