



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 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,877	100	1,877	125,083
FCP	442	25	110	7,330
FOP	135	30	40	2,665
FSP	312	40	125	8,330
UST	230	45	104	6,931
TOTALS	2,996		2,256	150,339

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	0681	POLE SHED	0	100	44	17	748.00	SF	15.00
5	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00
6	0681	POLE SHED	0	100	11	9	99.00	SF	15.00
7	0812	CONCRETE C	0	100	0	0	1,262.00	SF	4.00
8	0751	UOP	0	100	20	12	240.00	SF	10.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	3.40

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,256	111.0340	100.21	226,074	1972	1972	0	0	0	33.50	66.50
1 SINGLE FAM - 100% - 0												
Heated Area: 1877												
HX Base Yr												

4704 LIGHTHOUSE LN, HILLIARD												
BLD DATE												
XF DATE												
INC DATE												
LGL DATE												
LAND DATE												
AG DATE												
06/16/2023 MLU												

NASSAU COUNTY PROPERTY									
PAGE 1 of 1									
VALUATION SUMMARY									
STANDARD									
VALUATION BY									
Tax Group: 6									
Tax Dist:									
BUILDING MARKET VALUE									
150,339									
TOTAL MARKET OB/XF VALUE									
8,755									
TOTAL LAND VALUE - MARKET									
85,000									
TOTAL MARKET VALUE									
244,094									
SOH/AGL Deduction									
118,978									
ASSESSED VALUE									
125,116									
TOTAL EXEMPTION VALUE									
50,000									
BASE TAXABLE VALUE									
75,116									
TOTAL JUST VALUE									
244,094									
NCON VALUE									
0									
INCOME VALUE									
PREVIOUS YEAR MKT VALUE									
180,910									

BUILDING DIMENSIONS									
FCP=[YR=2012] W17 FSP=[YR=2012] W12 UST=[YR=1993] W23									
BAS=[YR=1993] W 51 S 33 E24 N4 FOP=[YR=1993] N5 E27 S5 W27 \$									
N5 E27 S5 E23 N19 W23 N10 \$ S10 E23 N10\$ S26 E12 N26\$ S26 E17									
N26\$.									

BUILDING NOTES									
BUILDING DIMENSIONS									
FCP=[YR=2012] W17 FSP=[YR=2012] W12 UST=[YR=1993] W23									
BAS=[YR=1993] W 51 S 33 E24 N4 FOP=[YR=1993] N5 E27 S5 W27 \$									
N5 E27 S5 E23 N19 W23 N10 \$ S10 E23 N10\$ S26 E12 N26\$ S26 E17									
N26\$.									