PT OF E1/2 OF NE1/4
IN OR 2381/1191

HAILEY JONATHAN THOMAS
4636 LIGHTHOUSE LANE
HILLIARD, FL 32046

2023

23-2N-23-0000-0001-0070

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

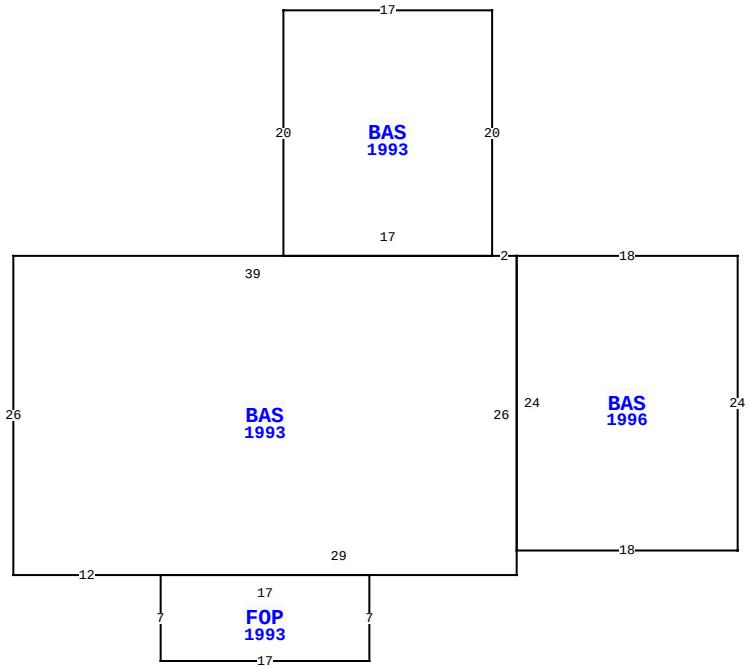
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	340	100	340	30,096
BAS	1,066	100	1,066	94,359
BAS	432	100	432	38,239
FOP	119	30	36	3,186
TOTALS	1,957		1,874	165,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,874	95.2560	113.12	211,987	1986	1993	0	0	0	21.75	78.25

1 SNGL FAM – 0% - 0 Heated Area: 1838 HX Base Yr



4836 RIVER RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	165,880
TOTAL MARKET OB/XF VALUE	7,486
TOTAL LAND VALUE - MARKET	85,000
TOTAL MARKET VALUE	258,366
SOH/AGL Deduction	83,118
ASSESSED VALUE	175,248
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	175,248
TOTAL JUST VALUE	258,366
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	195,574

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21016683	SHINGLES	13,370	12/02/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2381/1191	8/04/2020	WD	U	I	11	100
GRANTOR: REID CHARLES C JR & D						
GRANTEE: HAILEY JONATHAN THO						
1342/0015	8/16/2005	WD	Q	I		180,000
GRANTOR: HYSE ARBEN						
GRANTEE: REID CHARLES C JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996] W18 BAS=[YR=1993] W2 BAS=[YR=1993] N20 W17 S20 E17 $ W39 S26 E12 FOP=[YR=1993] S7 E17 N7 W17 $ E29 N26 $ S24 E18 N24 $.

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	0	16	10	160.00	SF	30.00	30.00	100	1998	1998	3	20	960	
3	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
4	0811	CONCRETE B	0	0	0	0	920.00	SF	5.20	5.20	100	1996	1996	3	73	3,492	
5	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	2006	2006	3	48	864	

LAND DESCRIPTION

TOTAL OB/XF 7,486

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	000115	C	SFR ACRES	0	0007	OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	25,000.00	25,000.00	85,000							

REVIEW DATE 10/25/2017 BY TWX Total Acres: 3.40 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 08/02/2023 BY SYS