PT GOVT LOT 4 OF SEC 7-4N-25E
IN DBK 178/133

THOMPSON ISABEL ESTATE
C/O JULE THOMPSON, 48269 THOMPSON ROAD
HILLIARD, FL 32046

2024

07-4N-25-0000-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
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

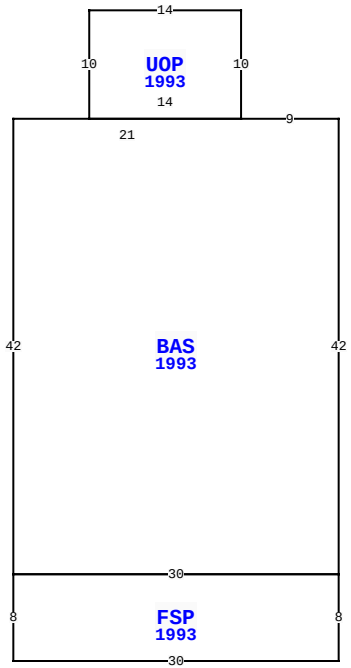
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	32,370
FSP	240	40	96	2,466
UOP	140	20	28	720
TOTALS	1,640		1,384	35,555

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,384	54.0800	51.38	71,110	1900	1940	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 1260 HX Base Yr



48269 THOMPSON RD, HILLIARD

BLD DATE	10/30/2007	DJ	LGL DATE	
XF DATE			LAND DATE	06/18/2024 TD
INC DATE			AG DATE	02/22/2024 DC

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	35,555
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	344,000
TOTAL MARKET VALUE	379,555
SOH/AGL Deduction	0
ASSESSED VALUE	379,555
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	379,555
TOTAL JUST VALUE	379,555
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,776

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0178/0133	10/13/1950	WD	Q	V		800

GRANTOR: MCCULLOUGH CARL ETAL
GRANTEE: THOMPSON ISABEL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UOP=[YR=1993] N10 W14 S10 E14$ W21 S42
FSP=[YR=1993] S8 E30 N8 W30$ E30 N42$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR			43.00	AC		1.00	1.00	1.00	8,000.00	8,000.00	344,000							

REVIEW DATE 06/11/2021 BY KBA Total Acres: 43.00 Total Land Value: 344,000 Market: 0 Agricultural: 0 Common: 344,000 PRINTED 08/06/2024 BY SYS