



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	130,572
FCP	442	25	110	7,652
FOP	135	30	40	2,782
FSP	312	40	125	8,696
UST	230	45	104	7,235
TOTALS	2,996		2,256	156,937

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0681	POLE SHED	0	100	44	17	748.00	SF	15.00	15.00	
3	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	
4	0681	POLE SHED	0	100	11	9	99.00	SF	15.00	15.00	
5	0812	CONCRETE C	0	100	0	0	1,262.00	SF	4.00	4.00	
6	0751	UOP	0	100	20	12	240.00	SF	10.00	10.00	

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

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	105.48	237,963	1972	1972	0	0	0	34.05	65.95	
1 SINGLE FAM - 100% - 0 Heated Area: 1877 HX Base Yr													
4704 LIGHTHOUSE LN, HILLIARD													
BLD DATE: 06/16/2023 MLU													
XF DATE: LGL DATE: LAND DATE: AG DATE:													
INC DATE:													

TOTAL OB/XF													
8,568													

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		156,937	
TOTAL MARKET OB/XF VALUE		8,568	
TOTAL LAND VALUE - MARKET		85,000	
TOTAL MARKET VALUE		250,505	
SOH/AGL Deduction		121,636	
ASSESSED VALUE		128,869	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		78,869	
TOTAL JUST VALUE		250,505	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		244,094	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0123/0084	1/01/1972	WD	Q	V		10,000	
GRANTOR:							
GRANTEE:							

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\$.							