IN OR 1334/1822

LEWIS GEORGE W & LORETTA D
4842 ABSOLUTE DRIVE
HILLIARD, FL 32046

2024

43-4N-25-0000-0002-0100

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 05

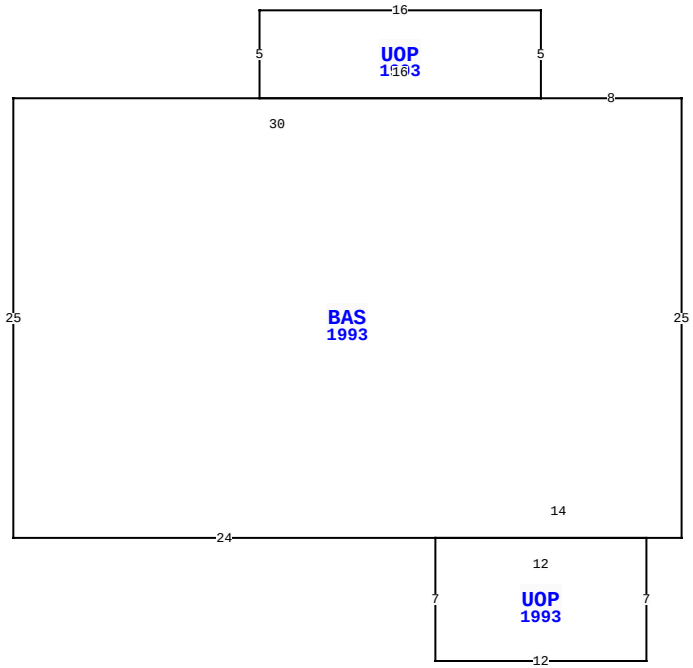
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	950	100	950	84,986
UOP	80	20	16	1,431
UOP	84	20	17	1,521
TOTALS	1,114		983	87,938

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	983	91.1700	113.96	112,023	1967	1980	0	0	0	21.50	78.50

1 SNGL FAM – 0% - 0 Heated Area: 950 HX Base Yr



4861 TREESTAR PL, HILLIARD

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

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	0204	BARN MTL 1	0	0	42	70	2,940.00	SF	16.00	16.00	100	1960	1960	3	20	9,408	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	87,938
TOTAL MARKET OB/XF VALUE	15,408
TOTAL LAND VALUE - MARKET	72,000
TOTAL MARKET VALUE	175,346
SOH/AGL Deduction	9,307
ASSESSED VALUE	166,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	166,039
TOTAL JUST VALUE	175,346
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	171,480

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5439	H/AC	0	11/01/2001
6761	CHNGE SRVC	0	06/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/1822	7/21/2005	WD	Q	I		155,000
GRANTOR: ABELS GENTRY A & SUSA						
GRANTEE: LEWIS GEORGE W & LO						
0579/1096	9/25/1989	WD	Q	I		65,000
GRANTOR: DYAL GLEN & HELEN						
GRANTEE: ABELS GENTRY & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=1993] N5 W16 S5 E16$ W30 S25 E24
UOP=[YR=1993] S7 E12 N7 W12$ E14N25$.

LAND DESCRIPTION

TOTAL OB/XF 15,408

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	0.00	0.00	4.00	AC		1.00	1.00	1.00	18,000.00	18,000.00	72,000							

REVIEW DATE 09/19/2019 BY KBA Total Acres: 4.00 Total Land Value: 72,000 Market: 0 Agricultural: 0 Common: 72,000 PRINTED 08/06/2024 BY SYS