



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structure	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floor	13	LVT/LAMNT 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100

Quality 04 Quality Level 04

DOR CODE 5000IMPROVED AG

MAP NUM MKT AREA 05

NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	3,737	100	2025	3,737	573,742
FGR	1,134	55	2025	624	95,803
FOP	416	30	2025	125	19,191
FOP	716	30	2025	215	33,009
FUS	1,748	100	2025	1,748	268,370
PTO	210	5	2025	10	1,535
STP	134	10	2025	13	1,996
STR	56	10	2025	6	921

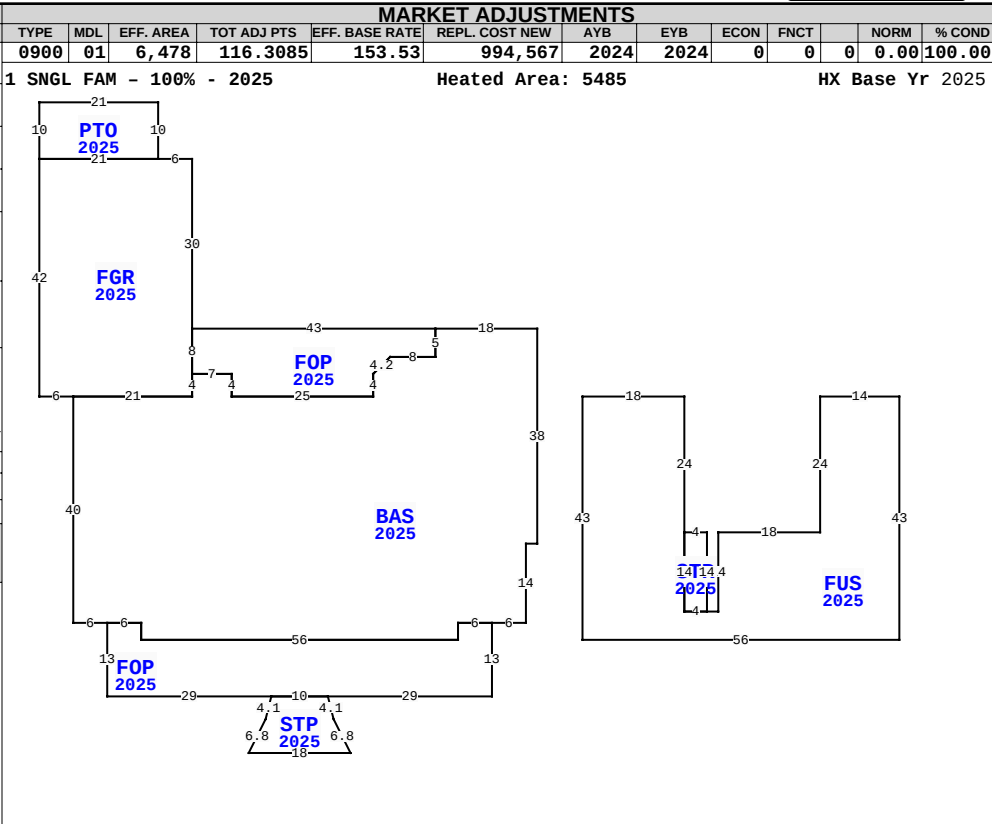
TOTALS 8,151 6,478 994,567

EXTRA FEATURES

L N	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	0680	POLE SHED	0	100	100	80	8,000.00	SF	10.00	10.00	100	2022	2022	3	95	76,000	
2	0811	CONCRETE B	0	100	0	0	2,151.00	SF	5.20	5.20	100	2025	2024		100	11,185	
3	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2025	2024		100	10,000	

LAND DESCRIPTION			TOTAL OB/XF 97,185														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100		OR			4.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	135,000
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	47.27	AC		1.00	1.00	1.00	525.00	525.00	24,817
3	005501	A	TIMBER 2 P S	0		OR			28.23	AC		1.00	1.00	1.00	515.00	515.00	14,538
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	75.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	415,250

REVIEW DATE 01/24/2025 BY TW



4700 LONESOME OAK DR, HILLIARD

BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/13/2025 03/26/2024 MLU DC

L N	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	0680	POLE SHED	0	100	100	80	8,000.00	SF	10.00	10.00	100	2022	2022	3	95	76,000	
2	0811	CONCRETE B	0	100	0	0	2,151.00	SF	5.20	5.20	100	2025	2024		100	11,185	
3	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2025	2024		100	10,000	

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2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	47.27	AC		1.00	1.00	1.00	525.00	525.00	24,817
3	005501	A	TIMBER 2 P S	0		OR			28.23	AC		1.00	1.00	1.00	515.00	515.00	14,538
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	75.50	AC		1.00	1.00	1.00	5,500.00	5,500.00	415,250

Total Acres: 80.00 Total Land Value: 174,355 Market: 415,250 Agricultural: 39,355 Common: 135,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		994,567	
TOTAL MARKET OB/XF VALUE		97,185	
TOTAL LAND VALUE - MARKET		550,250	
TOTAL MARKET VALUE		1,266,107	
SOH/AGL Deduction		137,187	
ASSESSED VALUE		1,128,920	
TOTAL EXEMPTION VALUE		HX HB	50,722
BASE TAXABLE VALUE		1,078,198	
TOTAL JUST VALUE		1,642,002	
NCON VALUE		1,015,752	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		523,900	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C0240008188	PRIVATE PROVIDER	688,210	07/12/2024
B240000906	80 X 98 POLE BARN	0	01/24/2024
22011956	NEW CONSTR	688,210	08/04/2022

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1990/0392	6/19/2015	WD U	V	V	11	100
GRANTOR: VANZANT FLOYD L & MAR						
GRANTEE: BISHOP DAVID WAYNE						

BUILDING NOTES						
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BUILDING DIMENSIONS						
BAS=[YR=2025;ORIG=10,30] E21 N4 E7 S4 E25 N4 U3R3 E8 N5 E18 S38 W2 S14 W6 W6 S3 W56 N3 W6 W6 N40 \$						
FUS=[YR=2025;ORIG=100,30] E18 S24 S14 E4 E2 N14 E18 N24 E14 S43 W56 N43 \$						
FGR=[YR=2025;ORIG=31,30] W21 W6 N42 E21 E6 S30 S8 S4 \$						
FOP=[YR=2025;ORIG=16,70] E6 S3 E56 N3 E6 S13 W29 W10 W29 N13 \$						
FOP=[YR=2025;ORIG=74,23] W8 D3L3 S4 W25 N4 W7 N8 E43 S5 \$						
STP=[YR=2025;ORIG=45,83] E10 D4R1 D6R3 W18 U6R3 U4R1 \$						
STR=[YR=2025;ORIG=118,68] E4 N14 W4 S14 \$						
PTO=[YR=2025;ORIG=4,-12] E21 N10 W21 S10 \$						