



| 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. | 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 | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 1,877            | 100         | 1993 | 1,877        | 136,296              |
| FCP       | 442              | 25          | 2012 | 110          | 7,987                |
| FOP       | 135              | 30          | 1993 | 40           | 2,904                |
| FSP       | 312              | 40          | 2012 | 125          | 9,077                |
| UST       | 230              | 45          | 1993 | 104          | 7,552                |
| TOTALS    | 2,996            |             |      | 2,256        | 163,817              |

| 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                | 000100   | C   | RES                  | 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    | 111.03         | 250,484        | 1972 | 1972 | 0    | 0    | 0    | 34.60  | 65.40 |  |
| 1 SINGLE FAM - 100% - 0      |     |           |             |                |                |      |      |      |      |      |        |       |  |
| Heated Area: 1877            |     |           |             |                |                |      |      |      |      |      |        |       |  |
| HX Base Yr                   |     |           |             |                |                |      |      |      |      |      |        |       |  |
|                              |     |           |             |                |                |      |      |      |      |      |        |       |  |
| 4704 LIGHTHOUSE LN, HILLIARD |     |           |             |                |                |      |      |      |      |      |        |       |  |
| BLD DATE 05/09/2025 MLU      |     |           |             |                |                |      |      |      |      |      |        |       |  |
| XF DATE                      |     |           |             |                |                |      |      |      |      |      |        |       |  |
| INC DATE                     |     |           |             |                |                |      |      |      |      |      |        |       |  |
| LGL DATE                     |     |           |             |                |                |      |      |      |      |      |        |       |  |
| LAND DATE                    |     |           |             |                |                |      |      |      |      |      |        |       |  |
| AG DATE                      |     |           |             |                |                |      |      |      |      |      |        |       |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,453       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
| 8,453       |  |  |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |           |  |
|---------------------------|--|-----------|--|
| PAGE 1 of 1               |  |           |  |
| VALUATION SUMMARY         |  |           |  |
| VALUATION BY              |  | STANDARD  |  |
| Tax Group: 6              |  | Tax Dist: |  |
| BUILDING MARKET VALUE     |  | 163,817   |  |
| TOTAL MARKET OB/XF VALUE  |  | 8,453     |  |
| TOTAL LAND VALUE - MARKET |  | 102,000   |  |
| TOTAL MARKET VALUE        |  | 274,270   |  |
| SOH/AGL Deduction         |  | 141,664   |  |
| ASSESSED VALUE            |  | 132,606   |  |
| TOTAL EXEMPTION VALUE     |  | 50,722    |  |
| BASE TAXABLE VALUE        |  | 81,884    |  |
| TOTAL JUST VALUE          |  | 274,270   |  |
| NCON VALUE                |  | 0         |  |
| INCOME VALUE              |  |           |  |
| PREVIOUS YEAR MKT VALUE   |  | 250,505   |  |

| 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\$.                                                           |  |  |  |  |  |  |  |

| OTHER ADJUSTMENTS AND NOTES |  |  |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------|--|--|--|--|--|--|--|--|--|--|--|--|--|
|                             |  |  |  |  |  |  |  |  |  |  |  |  |  |