OR 1058/1657

REID CHARLES CALVIN JR & DONNA FREEMAN
4704 LIGHTHOUSE LN
HILLIARD, FL 32046

2025

23-2N-23-0000-0001-0030

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	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM | MKT AREA 09

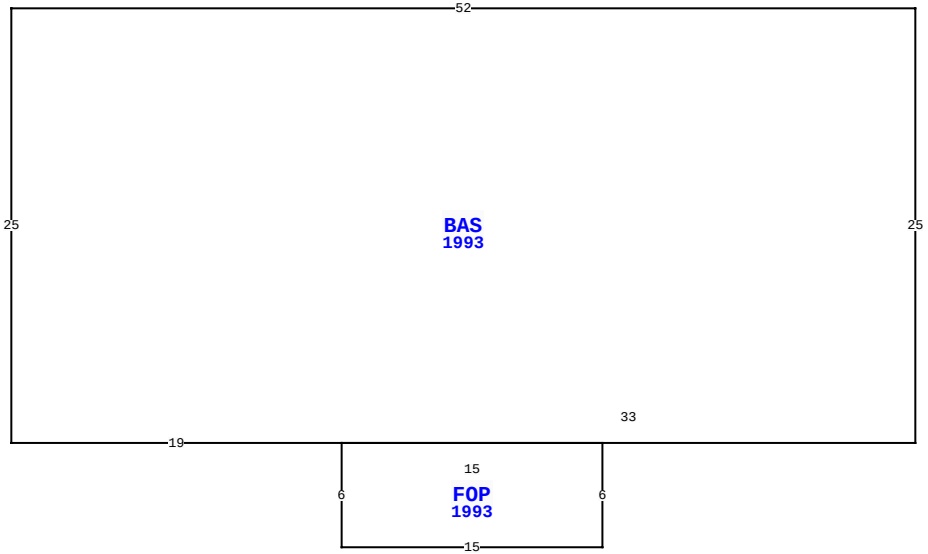
NEIGHBORHOOD/LOC 9003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,300	100	1993	1,300	118,853
FOP	90	30	1993	27	2,468
TOTALS	1,390			1,327	121,321

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,327	126.9840	126.98	168,502	1979	1984	0	0	0	28.00	72.00

1 SINGLE FAM – 0% - 0 Heated Area: 1300 HX Base Yr



4695 LIGHTHOUSE LN, HILLIARD

BLD DATE | LGL DATE
XF DATE | LAND DATE 05/21/2025 MLU
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	0940	SHEDS/PORT	0	0	14	10	140.00	SF	30.00	30.00	100	1980	1980	3	20	840	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	
3	0811	CONCRETE B	0	0	0	0	608.00	SF	5.20	5.20	100	1980	1980	3	30	948	
4	0810	CONCRETE A	0	0	32	3	96.00	SF	6.50	6.50	100	1990	1990	3	57	356	
5	0681	POLE SHED	0	0	12	10	120.00	SF	15.00	15.00	100	2004	2004	3	32	576	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	121,321
TOTAL MARKET OB/XF VALUE	4,260
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	170,581
SOH/AGL Deduction	31,725
ASSESSED VALUE	138,856
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,856
TOTAL JUST VALUE	170,581
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	150,650

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003965	REPAIR/RRF	10,920	03/14/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2773/1426	3/10/2025	QC	U	I	11	100
GRANTOR: REID DONNA FREEMAN						
GRANTEE: REID CHARLES CALVIN						
1058/1657	5/31/2002	QC	U	I	18	100
GRANTOR: FREEMAN CAROLYN L L/E						
GRANTEE: REID DONNA FREEMAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 S25 E19 FOP=[YR=1993] S6 E15 N6W15$ E33 N25$.

LAND DESCRIPTION

TOTAL OB/XF 4,260

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	000100	C	RES	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/31/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS