



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	01	Quality Level 01
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	2,078	100	1993	2,078	221,628
FGR	860	55	1993	473	50,447
FOP	112	30	1993	34	3,626
FSP	192	40	1993	77	8,212
FST	128	55	1993	70	7,466
PTO	316	5	1993	16	1,707

TOTALS	3,686			2,748	293,087
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0812	CONCRETE C	0	100	0	0	1,500.00	SF	4.00	4.00	
2	0940	SHEDS/PORT	0	100	12	16	192.00	SF	30.00	30.00	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
4	0861	POOL GUNIT	0	100	12	30	360.00	SF	85.00	85.00	
5	0845	KOOL DECK	0	100	0	0	408.00	SF	7.25	7.25	
6	0910	SCRN RM L	0	100	29	46	1,334.00	SF	15.00	15.00	
7	0510	GARAGE WD-	0	100	20	25	500.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0007	OR	0.00	0.00	2.20	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,748	96.7680	127.73	351,002	1986	1991	0	0	0 16.50	83.50
1 SNGL FAM - 100% - 0											
Heated Area: 2078											
HX Base Yr											

4636 LIGHTHOUSE LN, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/09/2025 MLU											

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
STANDARD											
VALUATION BY											
Tax Group: 6											
Tax Dist:											
BUILDING MARKET VALUE											
293,087											
TOTAL MARKET OB/XF VALUE											
22,655											
TOTAL LAND VALUE - MARKET											
77,000											
TOTAL MARKET VALUE											
392,742											
SOH/AGL Deduction											
211,046											
ASSESSED VALUE											
181,696											
TOTAL EXEMPTION VALUE											
HX HB											
50,722											
BASE TAXABLE VALUE											
130,974											
TOTAL JUST VALUE											
392,742											
NCON VALUE											
0											
INCOME VALUE											
PREVIOUS YEAR MKT VALUE											
368,644											

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B952239	XFOB	8,500	09/01/1995
B951710	SWIM POOL	11,000	02/01/1995
B951709	XFOB	6,793	02/01/1995
00	ADDITION	39,714	11/11/1993

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
9999/9999	11/04/2024	LE	U	I	11	100	
GRANTOR: O'CONNELL E A							
GRANTEE: O'CONNELL E A							
9999/9999	11/04/2024	LE	U	I	11	100	
GRANTOR: O'CONNELL E A							
GRANTEE: O'CONNELL E A							

BUILDING NOTES											
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BUILDING DIMENSIONS											
FST=[YR=1993] W16 FGR=[YR=1993] W10 PTO=[YR=1993] W8 N4 W21											
FSP=[YR=1993] W16 S12 BAS=[YR=1993] W32 S30 E19 N4E16											
FOP=[YR=1993] S7 E16 N7 W16\$ E42 N26 W45\$ E16 N12\$ S12 E29											
N8\$ S38 E26 N30 W16 N8\$ S8 E16 N8\$.											