IN OR 2850 PG 169

THOMPSON ABBIE
48145 REVERE RD
HILLIARD, FL 32046

2026

07-4N-25-0000-0005-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 70
Interior Floo	14	CARPET 30
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

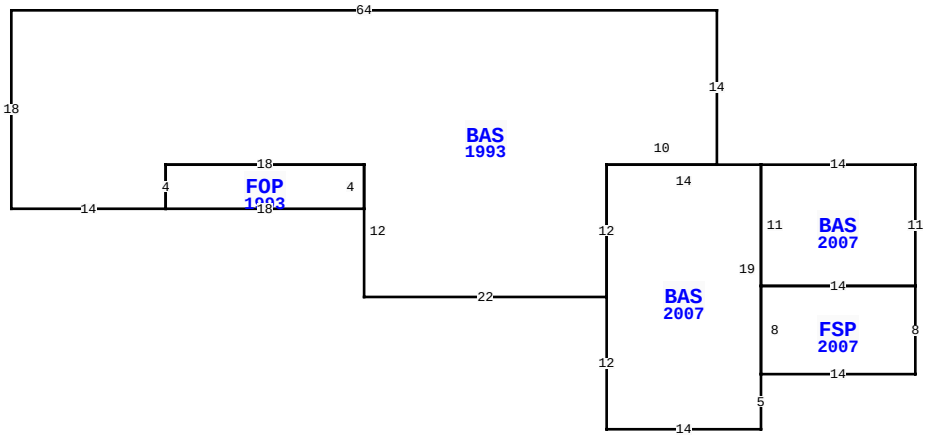
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1993	1,216	51,613
BAS	154	100	2007	154	6,537
BAS	336	100	2007	336	14,262
FOP	72	30	1993	22	934
FSP	112	40	2007	45	1,910
TOTALS	1,890			1,773	75,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,773	80.8500	84.89	150,510	1962	1962	0	0	0	50.00	50.00

1 SINGLE FAM 100% - 0 Heated Area: 1706 HX Base Yr 2023



48145 REVERE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		75,255
TOTAL MARKET OB/XF VALUE		756
TOTAL LAND VALUE - MARKET		20,125
TOTAL MARKET VALUE		96,136
SOH/AGL Deduction		50,286
ASSESSED VALUE		45,850
TOTAL EXEMPTION VALUE	HX HB WX	30,000
BASE TAXABLE VALUE		15,850
TOTAL JUST VALUE		96,136
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		94,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2865/37	2/20/2026	QC	U	I	11	100
GRANTOR: MCCLAIREN VALERY THOM						
GRANTEE: THOMPSON ABBIE ALTA						
2850/169	2/20/2026	QC	U	I	11	100
GRANTOR: MCCLAIREN VALERY THOM						
GRANTEE: THOMPSON ABBIE ALTA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W64 S18 E14 FOP=[YR=1993] E18 N4 W18 S4$ N4 E18 S12 E22 BAS=[YR=2007] S12 E14 N5 FSP=[YR=2007] E14 N8 BAS=[YR=2007] N11 W14 S11 E14$ W14 S8$ N19 W14 S12$ N12 E10 N14$.

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	100	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	21	756	

LAND DESCRIPTION

TOTAL OB/XF 756

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	100	0005	OR	0.00	0.00	0.23	AC		1.00	1.00	1.75	50,000.00	87,500.00	20,125							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.23 Total Land Value: 20,125 Market: 0 Agricultural: 0 Common: 20,125 PRINTED 07/09/2026 BY SYS