

PT OF SEC 18-4N-25E
IN OR 2353/1737
(EX PT IN OR 2809/1323)

KEENER TIMOTHY & ANGELA
48180 REVERE RD
HILLIARD, FL 32046

2026

18-4N-25-0000-0003-0030



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	31	HARDIE BRD 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 90			
Roof Cover	12	MODULAR MT 10			
Interior Wall	05	DRYWALL 100			
Interior Floor	13	LVT/LAMNT 100			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		2.5 100			
Frame	02	WOOD FRAME 100			
Stories	1.5	1.5 100			
Units		0 100			
Quality	04	Quality Level 04			
DOR CODE	5000	IMPROVED 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	2,150	100	2024	2,150	323,134
FGR	606	55	2024	333	50,049
FOP	352	30	2024	106	15,931
FOP	366	30	2024	110	16,533
SFB	280	80	2024	224	33,666
STR	56	10	2024	6	901
TOTALS	3,810			2,929	440,213

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	2,929	108.6687	151.05	442,425	2023	2023	0	0	0.50	99.50
1 SNGL FAM 100% - 2024 Heated Area: 2374 HX Base Yr 2024											

NASSAU COUNTY PROPERTY		PAGE 1 of 2		4
VALUATION SUMMARY				
VALUATION BY		STANDARD		
Tax Group: 4		Tax Dist:		
BUILDING MARKET VALUE		464,719		
TOTAL MARKET OB/XF VALUE		1,980		
TOTAL LAND VALUE - MARKET		233,600		
TOTAL MARKET VALUE		535,449		
SOH/AGL Deduction		22,588		
ASSESSED VALUE		512,861		
TOTAL EXEMPTION VALUE		HX HB	51,411	
BASE TAXABLE VALUE		461,450		
TOTAL JUST VALUE		700,299		
NCON VALUE		0		
INCOME VALUE				
PREVIOUS YEAR MKT VALUE		786,836		

EXTRA FEATURES										48180 REVERE RD, HILLIARD				XF DATE		LAND DATE		03/08/2026		MLU	
														INC DATE		AG DATE		03/28/2025		KBA	
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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023	03	99	1,980					

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