N1/2 OF SW1/4 OF SEC 19-4N-25E
IN OR 1990/392
ESMT IN OR 2540-227

BISHOP DAVID W JR & CALLIE KAY
4700 LONESOME OAK DR
HILLIARD, FL 32046

2026

19-4N-25-0000-0007-0010

BUILDING CHARACTERISTICS

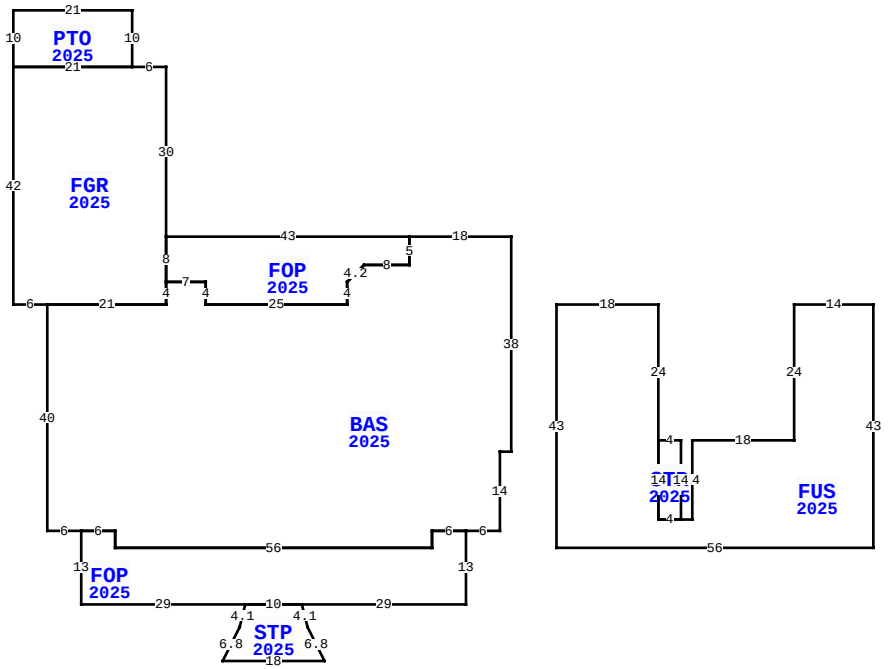
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 90
Exterior Wall	20	FACE BRICK 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	06	CUST PANEL 30
Interior Floo	13	LVT/LAMNT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		4.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 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	3,737	100	2025	3,737	603,678
FGR	1,134	55	2025	624	100,801
FOP	416	30	2025	125	20,193
FOP	716	30	2025	215	34,731
FUS	1,748	100	2025	1,748	282,373
PTO	210	5	2025	10	1,616
STP	134	10	2025	13	2,100
STR	56	10	2025	6	969
TOTALS	8,151			6,478	1,046,460

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	6,478	116.3085	161.67	1,047,298	2024	2024	0	0	0	0.08	99.92

1 SNGL FAM 100% - 2025 Heated Area: 5485 HX Base Yr 2025



4700 LONESOME OAK DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	03/26/2024 DC

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	1,046,460
TOTAL MARKET OB/XF VALUE	84,400
TOTAL LAND VALUE - MARKET	880,000
TOTAL MARKET VALUE	1,209,481
SOH/AGL Deduction	278,886
ASSESSED VALUE	930,595
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	879,184
TOTAL JUST VALUE	2,010,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	1,425,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
CO240008188	PRIVATE PROVIDER	688,210	07/12/2024
B240000906	80 X 98 POLE BARN	0	01/24/2024
22011956	NEW CONSTR	688,210	08/04/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1990/0392	6/19/2015	WD	U	V	11	100

GRANTOR: VANZANT FLOYD L & MAR

GRANTEE: BISHOP DAVID WAYNE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,30] E21 N4 E7 S4 E25 N4 U3R3 E8 N5 E18 S38 W2 S14 W6 W6 S3 W56 N3 W6 W6 N40 $
FUS=[YR=2025;ORIG=100,30] E18 S24 S14 E4 E2 N14 E18 N24 E14 S43 W56 N43 $
FGR=[YR=2025;ORIG=31,30] W21 W6 N42 E21 E6 S30 S8 S4 $
FOP=[YR=2025;ORIG=16,70] E6 S3 E56 N3 E6 S13 W29 W10 W29 N13 $
FOP=[YR=2025;ORIG=74,23] W8 D3L3 S4 W25 N4 W7 N8 E43 S5 $
STP=[YR=2025;ORIG=45,83] E10 D4R1 D6R3 W18 U6R3 U4R1 $
STR=[YR=2025;ORIG=118,68] E4 N14 W4 S14 $
PTO=[YR=2025;ORIG=4,-12] E21 N10 W21 S10 $
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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	0680	POLE SHED	0	100	100	80	8,000.00	SF	10.00	10.00	100	2022	2022	3	93	74,400	
3	0502	FP-CUSTOM	0	100	0	0	1.00	UT	10,000.00	10,000.00	100	2025	2024	03	100	10,000	

LAND DESCRIPTION

TOTAL OB/XF 84,400

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	005000	C	AGRICULTURAL	100	0007	OR			3.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	38,500							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	48.27	AC		1.00	1.00	1.00	530.00	530.00	25,583							
3	005501	A	TIMBER 2 P S	0		OR			28.23	AC		1.00	1.00	1.00	515.00	515.00	14,538							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	76.50	AC		1.00	1.00	1.00	11,000.00	11,000.00	841,500							

REVIEW DATE 01/24/2025 BY TW Total Acres: 80.00 Total Land Value: 78,621 Market: 841,500 Agricultural: 40,121 Common: 38,500 PRINTED 07/09/2026 BY SYS