



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	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories		1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,877	100	1993	1,877	141,917
FCP	442	25	2012	110	8,317
FOP	135	30	1993	40	3,025
FSP	312	40	2012	125	9,451
UST	230	45	1993	104	7,863
TOTALS	2,996			2,256	170,573

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	
2	0681	POLE SHED	0	100	44	17	748.00	SF	15.00	15.00	
3	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	
4	0681	POLE SHED	0	100	11	9	99.00	SF	15.00	15.00	
6	0751	UOP	0	100	20	12	240.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	100	0004	OR	0.00	0.00	3.40	AC	

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
0100	01	2,256	111.0340	116.59	263,027	1972	1972	0	0	0	35.15	64.85	
1 SINGLE FAM 100% - 0 Heated Area: 1877 HX Base Yr													
4704 LIGHTHOUSE LN, HILLIARD													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/08/2026 MLU													

TOTAL OB/XF 5,107													
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972
2	0681	POLE SHED	0	100	44	17	748.00	SF	15.00	15.00	100	1986	1986
3	0940	SHEDS/PORT	0	100	14	12	168.00	SF	30.00	30.00	100	1990	1990
4	0681	POLE SHED	0	100	11	9	99.00	SF	15.00	15.00	100	1990	1990
6	0751	UOP	0	100	20	12	240.00	SF	10.00	10.00	100	1994	1994

TOTAL OB/XF 5,107													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND
1	000100	C	RES	100	0004	OR	0.00	0.00	3.40	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY	STANDARD		
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE	170,573		
TOTAL MARKET OB/XF VALUE	5,107		
TOTAL LAND VALUE - MARKET	95,200		
TOTAL MARKET VALUE	270,880		
SOH/AGL Deduction	134,694		
ASSESSED VALUE	136,186		
TOTAL EXEMPTION VALUE	51,411		
BASE TAXABLE VALUE	84,775		
TOTAL JUST VALUE	270,880		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	274,270		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
0123/0084	1/01/1972	WD	Q	V		10,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											

BUILDING DIMENSIONS											
FCP=[YR=2012] W17 FSP=[YR=2012] W12 UST=[YR=1993] W23 BAS=[YR=1993] W 51 S 33 E24 N4 FOP=[YR=1993] N5 E27 S5 W27 \$ N5 E27 S5 E23 N19 W23 N10 \$ S10 E23 N10\$ S26 E12 N26\$ S26 E17 N26\$.											