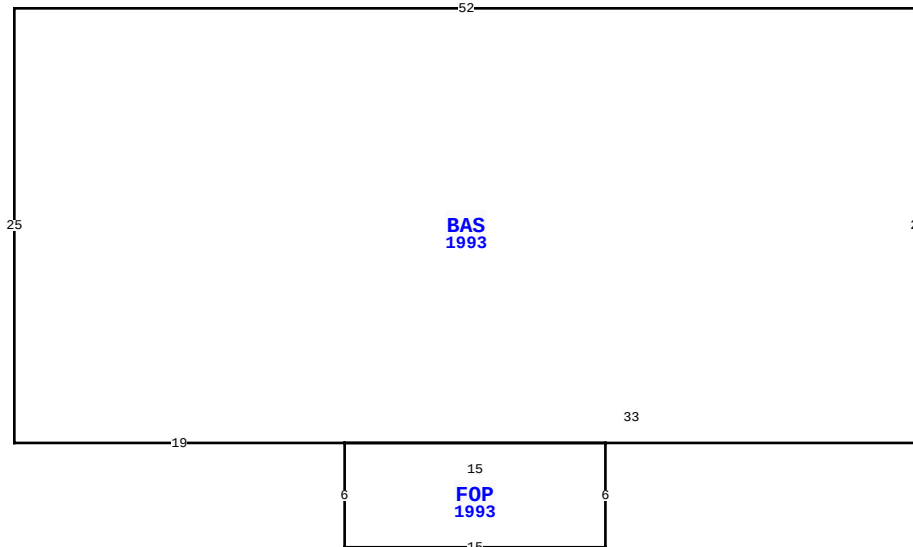


REID CHARLES CALVIN JR & DONNA FREEMAN
4704 LIGHTHOUSE LN
HILLIARD, FL 32046

23-2N-23-00000-00001-0030

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY												
Exterior Wall	20	FACE BRICK 100		0100	01	1,327	126.9840	133.33	176,929	1979	1979	0	0	0	31.30	68.70	VALUATION BY				STANDARD								
Roof Structure	03	GABLE/HIP 100		1 SINGLE FAM 0% - 0													Heated Area: 1300				HX Base Yr								
Roof Cover	03	COMP SHNGL 100																Tax Group: 6				Tax Dist:							
Interior Wall	04	PLYWOOD 100																BUILDING MARKET VALUE				121,550							
Interior Floor	14	CARPET 80																TOTAL MARKET OB/XF VALUE				2,850							
Interior Floor	08	SHT VINYL 20																TOTAL LAND VALUE - MARKET				40,000							
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE				164,400							
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction				11,658							
Bedrooms		2 100																ASSESSED VALUE				152,742							
Bathrooms		2 100																TOTAL EXEMPTION VALUE				0							
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE				152,742							
Stories	1.	1. 100																TOTAL JUST VALUE				164,400							
Units		0 100		NCON VALUE				0																					
BUD8 Adjustme	06	DIST 1D 100		INCOME VALUE																									
Occupancy	00	NONE 100		PREVIOUS YEAR MKT VALUE				170,581																					
Quality		05	Quality Level 05																										
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	1,300	100	1993	1,300	119,077																								
FOP	90	30	1993	27	2,473																								
TOTALS		1,390			1,327	121,550																							
EXTRA FEATURES				4695 LIGHTHOUSE LN, HILLIARD																									
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	0940	SHEDS/PORT	0	0	14	10		140.00	SF	30.00		30.00	100	1980	1980	3	20	840											
2	0500	FP-PRE FAB	0	0	0	0		1.00	UT	3,500.00		3,500.00	100	1980	1980	3	42	1,470											
5	0681	POLE SHED	0	0	12	10		120.00	SF	15.00		15.00	100	2004	2004	3	30	540											
TOTAL OB/XF 2,850																													
LAND DESCRIPTION																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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		0	0007	OR	0.00	0.00	1.00	AC	1.00	1.00	1.00	40,000.00	40,000.00	40,000												
REVIEW DATE 01/01/2023 BY CD Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS																													