PT OF E1/2 OF NE1/4
IN OR 2754/1107

OCONNELL E A L/E/
PO BOX 5035
CALLAHAN, FL 32011-5035

**2026**

**23-2N-23-0000-0001-0060**

## BUILDING CHARACTERISTICS

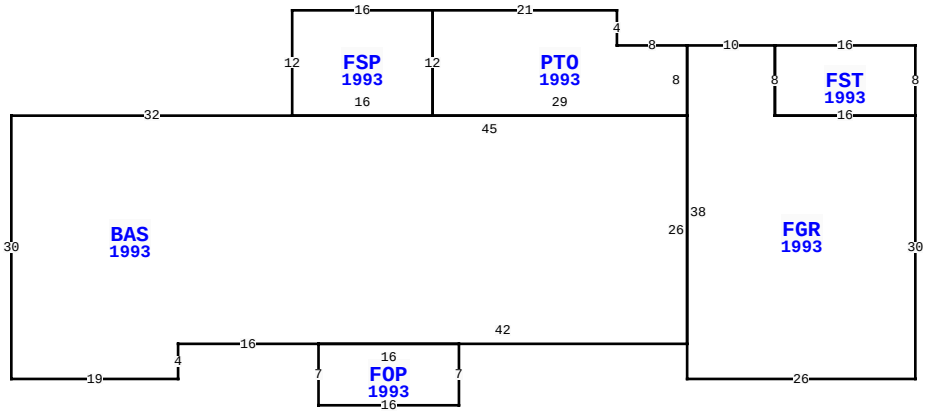
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 12 | CEDAR 100 |
| Roof Structur | 08 | IRREGULAR 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 90 |
| Interior Floo | 08 | SHT VINYL 10 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 2,078 | 100 | 1993 | 2,078 | 225,007 |
| FGR | 860 | 55 | 1993 | 473 | 51,217 |
| FOP | 112 | 30 | 1993 | 34 | 3,681 |
| FSP | 192 | 40 | 1993 | 77 | 8,337 |
| FST | 128 | 55 | 1993 | 70 | 7,580 |
| PTO | 316 | 5 | 1993 | 16 | 1,732 |
| TOTALS | 3,686 | | | 2,748 | 297,555 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0900 | 01 | 2,748 | 96.7680 | 134.51 | 369,633 | 1986 | 1986 | 0 | 0 | 0 | 19.50 | 80.50 |

1 SNGL FAM 100% - 0 Heated Area: 2078 HX Base Yr




4636 LIGHTHOUSE LN, 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: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 297,555 |
| TOTAL MARKET OB/XF VALUE | 53,114 |
| TOTAL LAND VALUE - MARKET | 74,800 |
| TOTAL MARKET VALUE | 425,469 |
| SOH/AGL Deduction | 238,867 |
| ASSESSED VALUE | 186,602 |
| TOTAL EXEMPTION VALUE | HX HB 51,411 |
| BASE TAXABLE VALUE | 135,191 |
| TOTAL JUST VALUE | 425,469 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 392,742 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| B952239 | XFOB | 8,500 | 09/01/1995 |
| B951710 | SWIM POOL | 11,000 | 02/01/1995 |
| B951709 | XFOB | 6,793 | 02/01/1995 |
| 00 | ADDITION | 39,714 | 11/11/1993 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 9999/9999 | 11/04/2024 | LE | U | I | 11 | 100 |
| GRANTOR: O'CONNELL E A | | | | | | |
| GRANTEE: O'CONNELL E A | | | | | | |
| 9999/9999 | 11/04/2024 | LE | U | I | 11 | 100 |
| GRANTOR: O'CONNELL E A | | | | | | |
| GRANTEE: O'CONNELL E A | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

FST=[YR=1993] W16 FGR=[YR=1993] W10 PTO=[YR=1993] W8 N4 W21
FSP=[YR=1993] W16 S12 BAS=[YR=1993] W32 S30 E19 N4E16
FOP=[YR=1993] S7 E16 N7 W16$ E42 N26 W45$ E16 N12$ S12 E29
N8$ S38 E26 N30 W16 N8$ S8 E16 N8$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 2 | 0940 | SHEDS/PORT | 0 | 100 | 12 | 16 | 192.00 | SF | 30.00 | 30.00 | 100 | 1988 | 1988 | 3 | 20 | 1,152 | |
| 3 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1986 | 1986 | 3 | 56 | 1,960 | |
| 4 | 0860 | POOL/SPA | 0 | 100 | 12 | 0 | 1.00 | UT | 50,000.00 | 50,000.00 | 100 | 1995 | 1995 | 04 | 85 | 42,500 | |
| 6 | 0910 | SCRN RM L | 0 | 100 | 29 | 46 | 1,334.00 | SF | 15.00 | 15.00 | 100 | 1995 | 1995 | 3 | 20 | 4,002 | |
| 7 | 0510 | GARAGE WD- | 0 | 100 | 20 | 25 | 500.00 | SF | 35.00 | 35.00 | 100 | 1995 | 1995 | 3 | 20 | 3,500 | |

## LAND DESCRIPTION

TOTAL OB/XF 53,114

| 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 | 0007 | OR | 0.00 | 0.00 | 2.20 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 74,800 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.20 Total Land Value: 74,800 Market: 0 Agricultural: 0 Common: 74,800 PRINTED 07/09/2026 BY SYS