IN OR 1334/1822

LEWIS GEORGE W & LORETTA D
4842 ABSOLUTE DRIVE
HILLIARD, FL 32046

2026

43-4N-25-0000-0002-0100

BUILDING CHARACTERISTICS

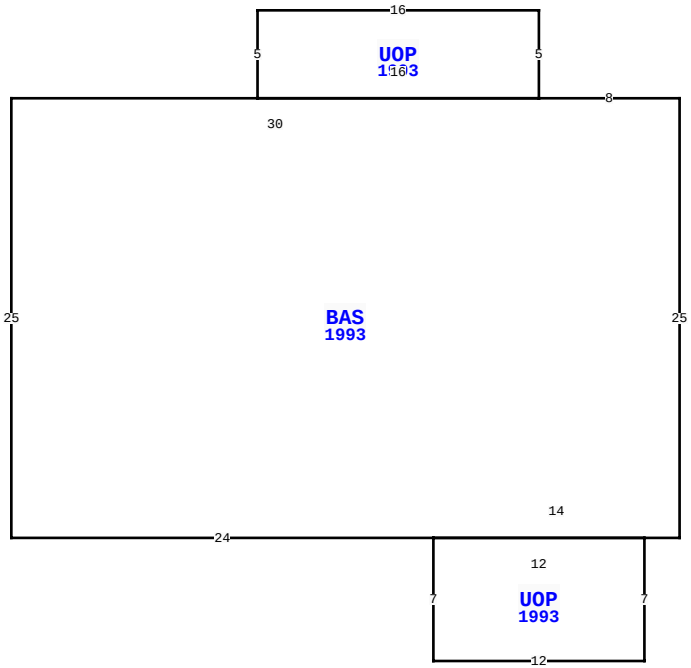
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	950	100	1993	950	82,470
UOP	80	20	1993	16	1,389
UOP	84	20	1993	17	1,475
TOTALS	1,114			983	85,335

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	983	91.1700	126.73	124,576	1967	1967	0	0	0	31.50	68.50

1 SNGL FAM 0% - 0 Heated Area: 950 HX Base Yr



4861 TREESTAR PL, 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: 4	Tax Dist:
BUILDING MARKET VALUE	85,335
TOTAL MARKET OB/XF VALUE	15,408
TOTAL LAND VALUE - MARKET	140,000
TOTAL MARKET VALUE	240,743
SOH/AGL Deduction	39,836
ASSESSED VALUE	200,907
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	200,907
TOTAL JUST VALUE	240,743
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	227,677

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5439	H/AC	0	11/01/2001
6761	CHNGE SRVC	0	06/18/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1334/1822	7/21/2005	WD	Q	I		155,000
GRANTOR: ABELS GENTRY A & SUSA						
GRANTEE: LEWIS GEORGE W & LO						
0579/1096	9/25/1989	WD	Q	I		65,000
GRANTOR: DYAL GLEN & HELEN						
GRANTEE: ABELS GENTRY & SUSA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W8 UOP=[YR=1993] N5 W16 S5 E16$ W30 S25 E24
UOP=[YR=1993] S7 E12 N7 W12$ E14N25$.

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	0204	BARN MTL 1	0	0	42	70	2,940.00	SF	16.00	16.00	100	1960	1960	3	20	9,408	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1989	1989	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,408

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	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	140,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.00 Total Land Value: 140,000 Market: 0 Agricultural: 0 Common: 140,000 PRINTED 07/09/2026 BY SYS