PT GOVT LOTS 4 & 5 OF
SEC 22-4N-25E IN OR 2253/208
{R498400 & R567601}

ALLISON BRANDON SCOTT/DICKS LAUREN
96034 SANDY POINT CIRCLE
FERNANDINA BEACH, FL 32034

2023

22-4N-25-0000-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

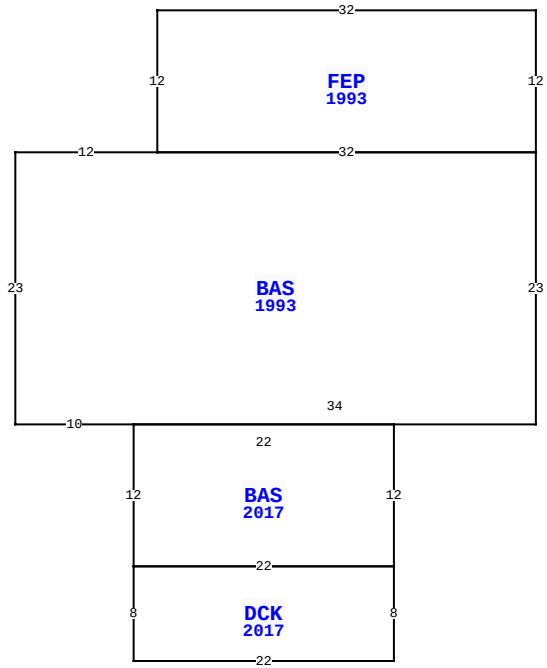
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	07	CORK/VTILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1,012	32,186
BAS	264	100	264	8,397
DCK	176	15	26	827
FEP	384	85	326	10,368
TOTALS	1,836		1,628	51,778

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,628	139.8000	90.87	147,936	1986	1995	0	0	0	65.00	35.00

1 M/H 93- – 0% - 0 Heated Area: 1602 HX Base Yr



573600 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	51,778
TOTAL MARKET OB/XF VALUE	9,602
TOTAL LAND VALUE - MARKET	58,450
TOTAL MARKET VALUE	119,830
SOH/AGL Deduction	7,743
ASSESSED VALUE	112,087
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	112,087
TOTAL JUST VALUE	119,830
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94842	XFOB	6,187	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2253/0208	2/01/2019	WD	Q	I	01	90,100
GRANTOR: GOODE CONSTANCE M						
GRANTEE: ALLISON BRANDON SCO						
1905/1405	2/26/2014	WD	U	I	11	100
GRANTOR: GOODE CONSTANCE M						
GRANTEE: GOODE CONSTANCE M T						

BUILDING NOTES

BUILDING DIMENSIONS

FEP=[YR=1993] W32 S12 BAS=[YR=1993] W12 S23 E10 BAS=[YR=2017] S12 DCK=[YR=2017] S8 E22 N8 W22$ E22 N12 W22$ E34 N23 W32$ E32 N12$.

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	0940	SHEDS/PORT	0	0	9	20	180.00	SF	19.50	19.50	100	1991	1991	3	20	702	
2	0510	GARAGE WD-	0	0	12	20	240.00	SF	28.00	28.00	100	1990	1990	3	20	1,344	
3	0811	CONCRETE B	0	0	20	25	500.00	SF	5.20	5.20	100	1991	1991	3	64	1,664	
4	0812	CONCRETE C	0	0	0	0	2,046.00	SF	4.00	4.00	100	1995	1995	3	72	5,892	

LAND DESCRIPTION

TOTAL OB/XF 9,602

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	000102	C	SFR/MH	0		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	35,000.00	35,000.00	58,450							

REVIEW DATE 09/28/2018 BY KBA Total Acres: 1.67 Total Land Value: 58,450 Market: 0 Agricultural: 0 Common: 58,450 PRINTED 08/02/2023 BY SYS