PT OF W1/2 OF NE1/4 OF SW1/4
IN OR 2551/1628
(EX PT IN OR 553/942,PT R/W

MCDONALD HOWARD JR & SHERYL D
572776 LESSIE RD
HILLIARD, FL 32046

2023

26-4N-25-0000-0007-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

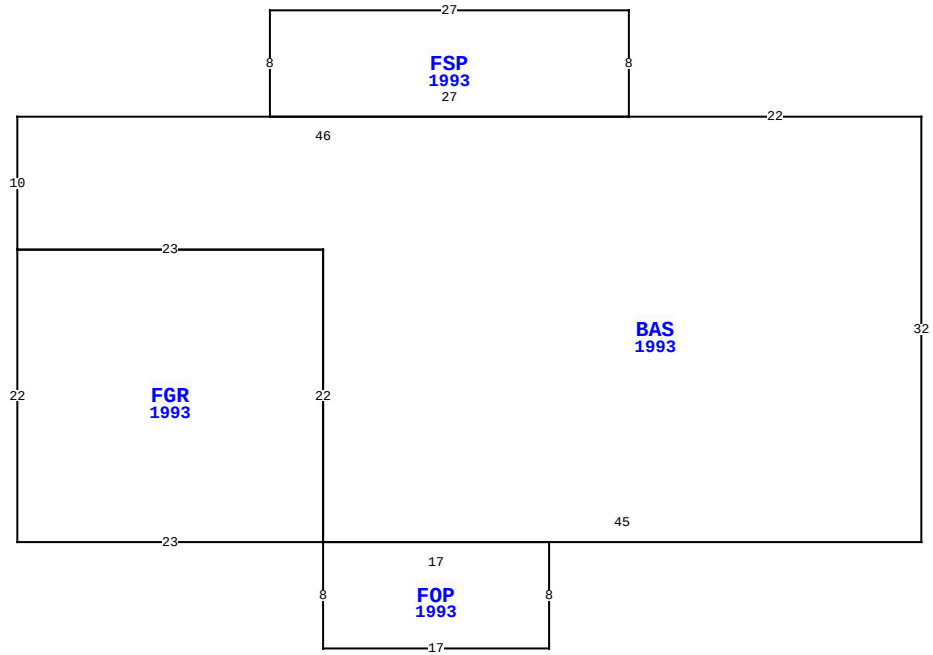
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,670	100	1,670	150,286
FGR	506	55	278	25,018
FOP	136	30	41	3,690
FSP	216	40	86	7,739
TOTALS	2,528		2,075	186,732

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	134.7500	121.61	252,341	1985	1990	0	0	0	26.00	74.00

1 SINGLE FAM – 100% - 2023 Heated Area: 1670 HX Base Yr 2023



572776 LESSIE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,980
TOTAL MARKET OB/XF VALUE		4,177
TOTAL LAND VALUE - MARKET		70,200
TOTAL MARKET VALUE		372,357
SOH/AGL Deduction		0
ASSESSED VALUE		372,357
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		322,357
TOTAL JUST VALUE		372,357
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		321,446

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001362	REPAIR/RRF	29,700	02/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1628	4/01/2022	WD	Q	I	02	319,000
GRANTOR: JOHNSON PAUL CHRISTOP						
GRANTEE: MCDONALD HOWARD JR						
2077/1078	9/21/2016	QC	U	I	11	100
GRANTOR: ARMSTRONG MARGIE J						
GRANTEE: JOHNSON PAUL CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=1993] N8 W27 S8 E27 $ W46 S10
FGR=[YR=1993] S22 E23 FOP=[YR=1993] S8 E17 N8 W17 $ N22 W23
$ E23 S22 E45 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
2	0811	CONCRETE B	0	100	0	0	807.00	SF	5.20	5.20	100	1985	1985	3	49.5	2,077	

LAND DESCRIPTION

TOTAL OB/XF 4,177

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	3.90	AC		1.00	1.00	1.00	18,000.00	18,000.00	70,200							

REVIEW DATE 12/31/2020 BY KB Total Acres: 3.90 Total Land Value: 70,200 Market: 0 Agricultural: 0 Common: 70,200 PRINTED 08/02/2023 BY SYS

PT OF W1/2 OF NE1/4 OF SW1/4
IN OR 2551/1628
(EX PT IN OR 553/942,PT R/W

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2023

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NASSAU COUNTY PROPERTY

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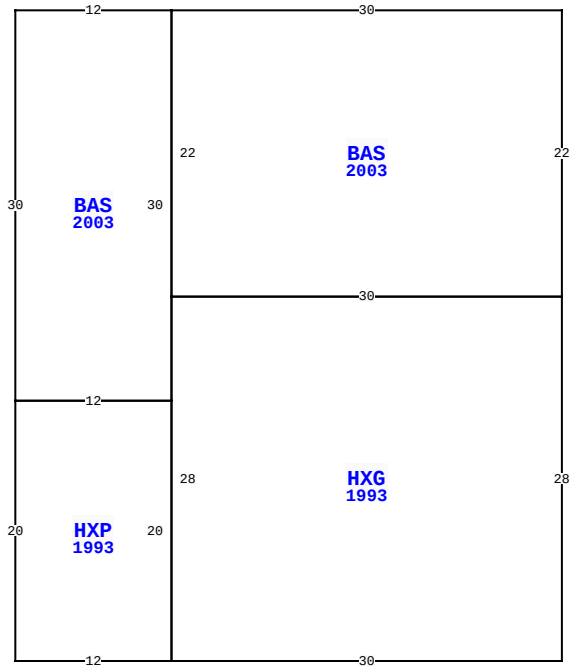
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	360	100	360	25,772
BAS	660	100	660	47,248
HXG	840	55	462	33,074
HXP	240	30	72	5,154
TOTALS	2,100		1,554	111,248

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	93.6000	84.47	131,266	1985	1990	0	0	0	15.25	84.75

2 SINGLE FAM – 34.36% - 2023 Heated Area: 1020 HX Base Yr 2023



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2077/1078	9/21/2016	QC	U	I	11	100
GRANTOR: ARMSTRONG MARGIE J						
GRANTEE: JOHNSON PAUL CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 BAS=[YR=2003] W12 S30 HXP=[YR=1993] S20 E12 HXG=[YR=1993] E30 N28 W30 S28 $ N20 W12 $ E12 N30 $ S22 E30 N22 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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