

PT OF NE1/4 OF SW1/4
IN OR 2488/1709
EX R/W OR 602/664

WINGATE CHELSEA N
572734 LESSIE RD
HILLIARD, FL 32046

2023

26-4N-25-0000-0007-0090



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	PAGE 1 of 1														
Exterior Wall	05	AVERAGE 100	0820	02	1,839	117.6000	76.44	140,573	1989	1989	0	0	70.00	30.00	VALUATION SUMMARY														
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 0% - 0													Heated Area: 1719													
Roof Cover	03	COMP SHNGL 100														HX Base Yr													
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																											
Quality			03	Quality Level 03																									
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	1,719	100	1,719	39,420																									
USP	240	50	120	2,752																									
TOTALS			1,959	1,839	42,172																								
EXTRA FEATURES			572734 LESSIE RD, 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												
2	0940	SHEDS/PORT	0	0	14	12	168.00	SF	21.30	21.30	100	1993	1993	3	20	716													
3	0510	GARAGE WD-	0	0	20	16	320.00	SF	28.00	28.00	100	1995	1995	3	24	2,150													
4	1242	WD DECK A	0	0	9	10	90.00	SF	10.00	10.00	100	1998	1998	3	20	180													
5	0820	WOOD WALK	0	0	50	3	150.00	SF	11.75	11.75	100	1998	1998	3	40	705													
6	1242	WD DECK A	0	0	10	10	100.00	SF	10.00	10.00	100	1996	1996	3	20	200													
7	1242	WD DECK A	0	0	0	0	268.00	SF	10.00	10.00	100	1996	1996	3	20	536													
8	9000	CONTANR 20	0	0	0	0	1.00	UT	1,000.00	1,000.00	100	1990	1990	3	100	1,000													
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	000115	C	SFR ACRES	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000												
REVIEW DATE 03/03/2017 BY KB																													
Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 08/02/2023 BY SYS																													