LOT 3
IN DB 106 PG 383
GEORGE THOMPSON SURVEY PB 0/62

THOMPSON JOHN HARDY EST/THOMPSON BEATRICE EST
576746 LESSIE RD
HILLIARD, FL 32046-6148

2023

38-4N-25-4240-0003-0000

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	11	CLAY TILE 100
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	03	Quality Level 03

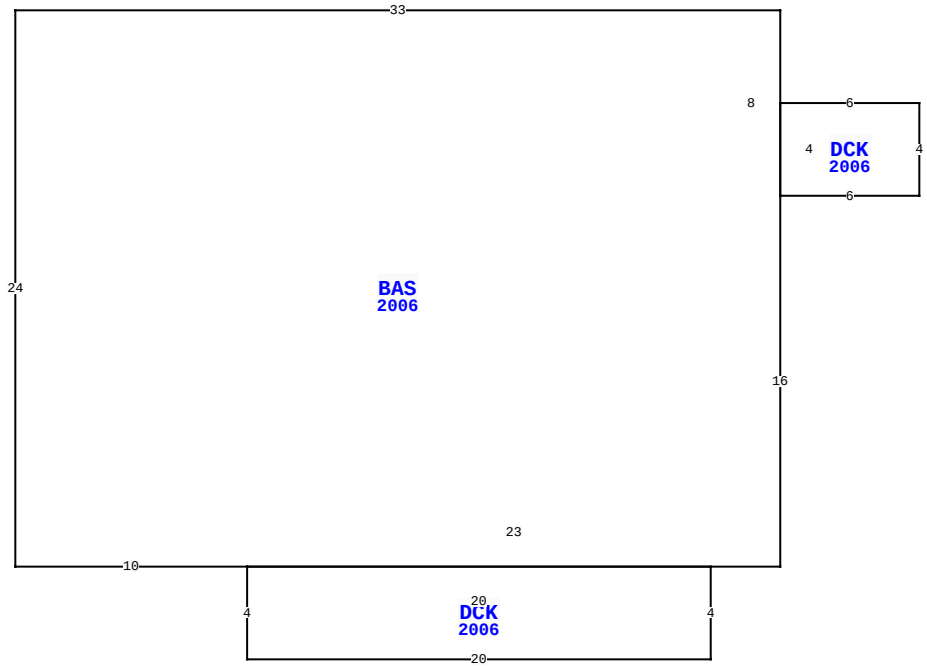
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	792	100	792	88,732
DCK	24	10	2	224
DCK	80	10	8	896
TOTALS	896		802	89,853

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	802	134.2000	121.12	97,138	2006	2006	0	0	0	7.50	92.50

1 SINGLE FAM – 0% - 0 Heated Area: 792 HX Base Yr



576746 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	89,853
TOTAL MARKET OB/XF VALUE	720
TOTAL LAND VALUE - MARKET	80,000
TOTAL MARKET VALUE	170,573
SOH/AGL Deduction	29,389
ASSESSED VALUE	141,184
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	141,184
TOTAL JUST VALUE	170,573
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	165,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5070	CO ISSUED	0	01/01/2008
MH5070	MH MOVE-ON	0	01/01/2008
P10372	OTHER	0	11/01/2005
E15886	ELEC OTHER	2,000	10/01/2005
M10403	MECH OTHER	0	10/01/2005
C16132	CO ISSUED	78,000	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W33 S24 E10 DCK=[YR=2006] S4 E20 N4 W20 $ E23 N16 DCK=[YR=2006] E6 N4 W6 S4 $ 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	0	12	10	120.00	SF	30.00	30.00	100	1995	1995	3	20	720	

LAND DESCRIPTION

TOTAL OB/XF 720

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	0	0006	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,000							

REVIEW DATE 09/19/2018 BY KBA Total Acres: 5.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 08/02/2023 BY SYS