

PT JAMES EWIN GRANT
SEC 42-3N-25E & PT GOVT LOT 2
OF SEC 2-3N-25E

VANZANT CATHERINE J
57913 LESSIE RD
HILLIARD, FL 32046

2023

42-3N-25-0000-0001-0010



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 2													
Exterior Wall	05	AVERAGE 100	0100	01	3,736	94.5000	85.29	318,643	1958	1990	0	0	0	15.25	84.75	VALUATION BY STANDARD												
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 0													Heated Area: 1996 HX Base Yr												
Roof Cover	03	COMP SHNGL 100															Tax Group: 4 Tax Dist:											
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE 423,957											
Interior Floo	14	CARPET 70															TOTAL MARKET OB/XF VALUE 50,296											
Interior Floo	08	SHT VINYL 30															TOTAL LAND VALUE - MARKET 80,960											
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE 555,213											
Heating Type	04	AIR DUCTED 100															SOH/AGL Deduction 168,210											
Bedrooms	2	100															ASSESSED VALUE 387,003											
Bathrooms	2	100															TOTAL EXEMPTION VALUE HX HB 50,000											
Frame	02	WOOD FRAME 100															BASE TAXABLE VALUE 337,003											
Stories	1.	1. 100															TOTAL JUST VALUE 555,213											
Units	0	100	NCON VALUE 0																									
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																									
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 468,419																									
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	1,160	100	1,160	83,848																								
BAS	160	100	160	11,565																								
BAS	676	100	676	48,863																								
FGR	2,494	55	1,372	99,173																								
FOP	96	30	29	2,096																								
FSP	176	40	70	5,060																								
FSP	72	40	29	2,096																								
FST	400	55	220	15,902																								
UST	44	45	20	1,446																								
TOTALS	5,278		3,736	270,050																								
EXTRA FEATURES					57913 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	0812	CONCRETE C	0 100	0 0	12,575.00	SF	4.00	4.00	100	2001	2001	3	82	41,246														
3	0879	FISH POOL	0 100	12 8	96.00	SF	14.00	14.00	100	2001	2001	3	29	390														
4	0830	FLAGSTONE	0 100	40 2	80.00	SF	12.00	12.00	100	2001	2001	3	82	787														
5	0461	IRON FENCE	0 100	16 4	64.00	SF	8.50	8.50	100	2001	2001	3	86	468														
6	0092	AUTO GATE	0 100	0 0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	20	700														
7	0940	SHEDS/PORT	0 100	14 10	140.00	SF	21.00	21.00	100	2002	2002	3	21	617														
8	0940	SHEDS/PORT	0 100	16 10	160.00	SF	21.00	21.00	100	2002	2002	3	21	706														
9	1075	TRELLIS G	0 100	12 12	144.00	SF	35.00	35.00	100	2003	2003	3	36	1,814														
10	1075	TRELLIS G	0 100	14 15	210.00	SF	35.00	35.00	100	2003	2003	3	36	2,646														
11	0462	ST/AL FNC	0 100	64 4	256.00	SF	10.00	10.00	100	2003	2003	3	36	922														
LAND DESCRIPTION					TOTAL OB/XF 50,296																							
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	5.06	AC		1.00	1.00	1.00	16,000.00	16,000.00	80,960											
REVIEW DATE 04/13/2017 BY KBX Total Acres: 5.06 Total Land Value: 80,960 Market: 0 Agricultural: 0 Common: 80,960 PRINTED 08/02/2023 BY SYS																												

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