PT GOVT LOT 1 OF SEC 21-4N-25E
IN OR 2340/284
(EX R/W OR 602/672)

MALONE ERIC
574715 LESSIE RD
HILLIARD, FL 32046

2024

21-4N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

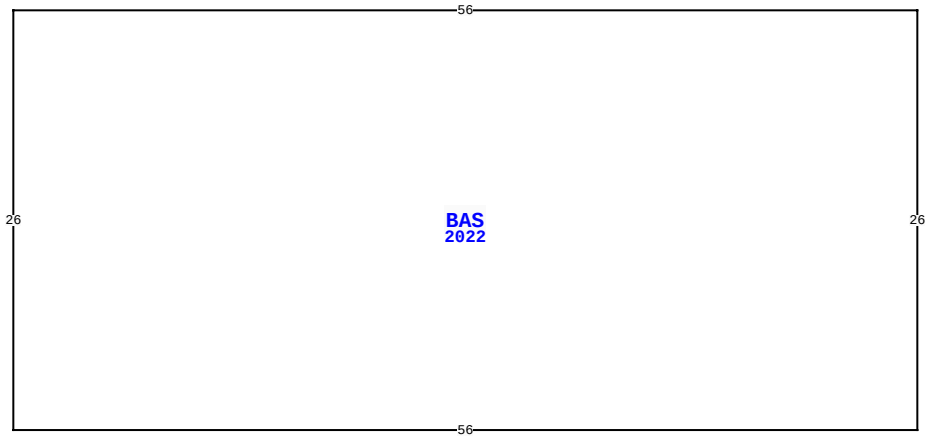
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,456	100	1,456	125,851
TOTALS	1,456		1,456	125,851

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,456	117.6000	88.20	128,419	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2008 Heated Area: 1456 HX Base Yr 2008



574715 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		125,851
TOTAL MARKET OB/XF VALUE		1,632
TOTAL LAND VALUE - MARKET		46,053
TOTAL MARKET VALUE		173,536
SOH/AGL Deduction		10,721
ASSESSED VALUE		162,815
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		112,815
TOTAL JUST VALUE		173,536
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		158,073

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22005116	CO ISSUED	0	04/04/2022
22002151	MH MOVE-ON	0	02/08/2022
MH982312	MH MOVE-ON	0	07/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2340/0284	9/30/2019	QC	U	I	11	100
GRANTOR: STEVENSON JENNIFER						
GRANTEE: MALONE ERIC						
1864/0161	6/17/2013	FJ	U	I	11	0
GRANTOR: CLERK OF COURT						
GRANTEE: STEVENSON JENNIFER						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W56 S26 E56 N26$.

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	0300	BOAT DCK W	0	100	17	15	255.00	SF	20.00	20.00	100	2003	2003	3	32	1,632	

LAND DESCRIPTION

TOTAL OB/XF 1,632

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	100	0006	OR	0.00	0.00	3.01	AC		1.00	1.00	0.85	18,000.00	15,300.00	46,053							

REVIEW DATE 07/08/2022 BY TWWW Total Acres: 3.01 Total Land Value: 46,053 Market: 0 Agricultural: 0 Common: 46,053 PRINTED 08/06/2024 BY SYS