IN OR 525 PG 257
EX R/W OR 602/657

HADDOCK FRANCES L
573802 LESSIE ROAD
HILLIARD, FL 32046-6146

2024

22-4N-25-0000-0012-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

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	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	43,400
TOTAL MARKET VALUE	49,400
SOH/AGL Deduction	13,444
ASSESSED VALUE	35,956
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,956
TOTAL JUST VALUE	49,400
NCON VALUE	6,000
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	43,400

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0525/0257	8/21/1987	WD	Q	V		8,500
GRANTOR: TAYLOR HUBERT & V						
GRANTEE: HADDOCK RAYMOND & F						
0332/0638	3/01/1981	WD	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2024	1980		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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		OR	0.00	0.00	1.24	AC		1.00	1.00	1.00	35,000.00	35,000.00	43,400							

REVIEW DATE 08/03/2023 BY KWX Total Acres: 1.24 Total Land Value: 43,400 Market: 0 Agricultural: 0 Common: 43,400 PRINTED 08/06/2024 BY SYS