PT OF NW1/4 OF SE1/4
IN OR 581 PG 518
R567879 & R567880

TIMMONS ANITA N
571563 LESSIE ROAD
HILLIARD, FL 32046

2024

35-4N-25-0000-0009-0090

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

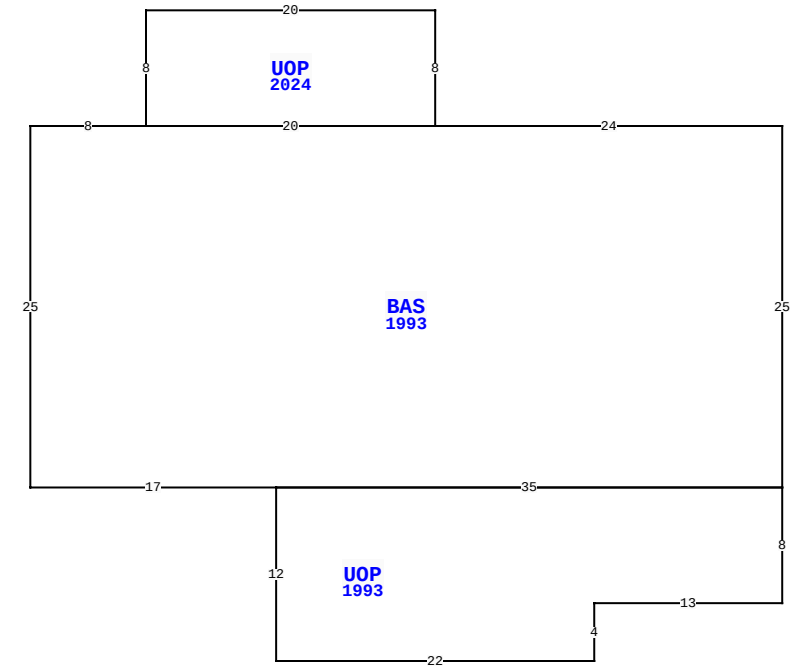
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,300	100	1,300	33,634
UOP	368	25	92	2,380
UOP	160	25	40	1,035
TOTALS	1,828		1,432	37,049

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,432	123.2000	86.24	123,496	1989	1995	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1994 Heated Area: 1300 HX Base Yr 1994



571563 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		37,049
TOTAL MARKET OB/XF VALUE		2,496
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		74,545
SOH/AGL Deduction		46,266
ASSESSED VALUE		28,279
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		3,279
TOTAL JUST VALUE		74,545
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		71,477

MISC ALUMN CRPTS = NV : KW 1/24
BLDG:1:4: 1990 GLEN / ASSESSED 1994.
BLDG:1:2: RP: R567879 & R567880
BLDG:1:1: DWMH/ID: 57620191(A/B)Z

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7962	MH MOVE-ON	25,000	10/25/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0581/0518	10/11/1989	WD	U	I	01	100

GRANTOR: ALDERMAN HOWARD E
GRANTEE: TIMMONS ANITA N

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W24 W20 W8 S25 E17 E35 N25 $
UOP=[YR=1993;ORIG=-35,25] S12 E22 N4 E13 N8 W35 $
UOP=[YR=2024;ORIG=-44,0] E20 N8 W20 S8 $
.

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	100	26	16	416.00	SF	30.00	30.00	100	1995	1995	3	20	2,496	

LAND DESCRIPTION

TOTAL OB/XF 2,496

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/25/2024 BY KWX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS