PT OF NW1/4 OF SE1/4 OF
SEC 35-4N-25E IN OR 688/164

WHIGHAM MARIAH L
571560 LESSIE ROAD
HILLIARD, FL 32046

2024

35-4N-25-0000-0009-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	02	WINDOW 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

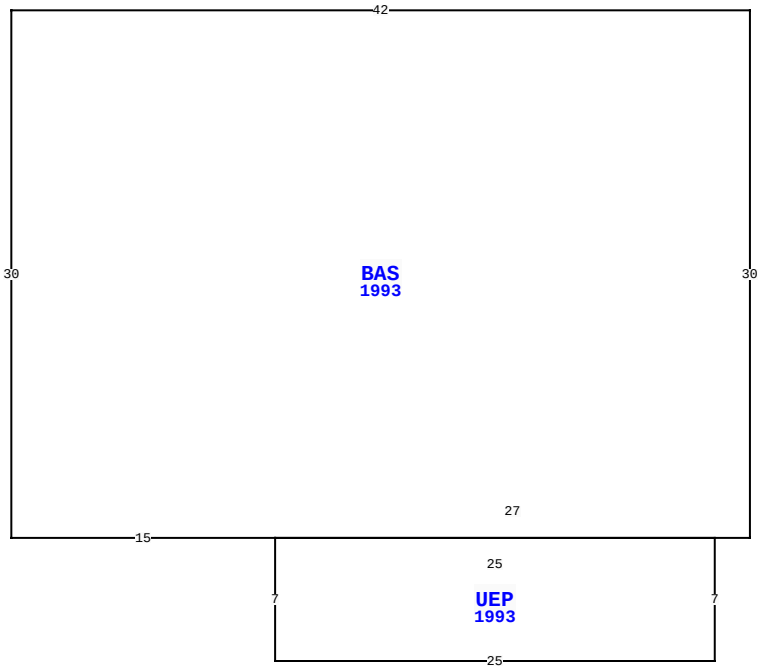
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1,260	79,150
UEP	175	60	105	6,596
TOTALS	1,435		1,365	85,746

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,365	95.8360	91.04	124,270	1928	1928	0	0	0	31.00	69.00

1 SINGLE FAM – 100% - 1994 Heated Area: 1260 HX Base Yr 1994



571560 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		85,746
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,402
TOTAL MARKET VALUE		121,148
SOH/AGL Deduction		84,615
ASSESSED VALUE		36,533
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		11,533
TOTAL JUST VALUE		121,148
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,882

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B951951	REPAIR/RRF	4,000	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0688/0164	9/09/1993	WD	U	V	01	1,500

GRANTOR: YOUNG STEVEN T
GRANTEE: WHIGHAM MARIAH L

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W42 S30 E15 UEP=[YR=1993] S7 E25 N7 W25$ E27 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	100	0006	OR	0.00	0.00	1.19	AC		1.00	1.00	0.85	35,000.00	29,750.00	35,402							

REVIEW DATE 01/25/2024 BY KWA Total Acres: 1.19 Total Land Value: 35,402 Market: 0 Agricultural: 0 Common: 35,402 PRINTED 08/06/2024 BY SYS