PT NW1/4 OF SE1/4 OF
SEC 35-4N-25E IN OR 2087/1039

SCOTT VICTORIA M/MASON LESTER JR & JOYCE A
571639 LESSIE RD
HILLIARD, FL 32046

2024

35-4N-25-0000-0009-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

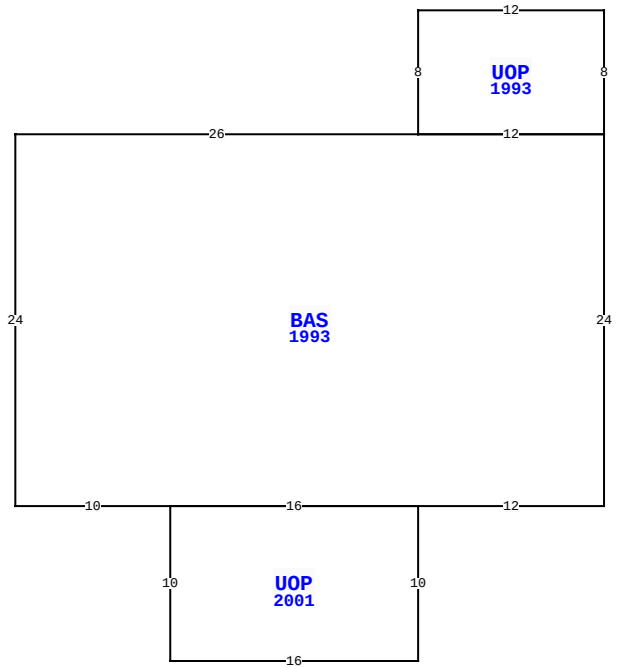
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	912	85,351
UOP	96	20	19	1,778
UOP	160	20	32	2,995
TOTALS	1,168		963	90,125

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	963	115.5600	109.78	105,718	1993	1993	0	0	0	14.75	85.25

1 SINGLE FAM – 100% - 2018 Heated Area: 912 HX Base Yr 2018



571639 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		90,125
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		125,125
SOH/AGL Deduction		56,191
ASSESSED VALUE		68,934
TOTAL EXEMPTION VALUE	HX HB	43,934
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		125,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,319

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/1039	12/07/2016	WD	U	I	37	25,000
GRANTOR: TIMMONS JERRY O SR						
GRANTEE: SCOTT VICTORIA M ET						
1174/0406	9/22/2003	WD	U	I	01	100
GRANTOR: TIMMONS ANGEL DENISE						
GRANTEE: TIMMONS JERRY O SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 W26 S24 E10 E16 E12 N24 $
UOP=[YR=2001;ORIG=-28,24] S10 E16 N10 W16 $
UOP=[YR=1993;ORIG=0,0] N8 W12 S8 E12 $
.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 01/23/2024 BY KWX Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS