

PT THOMAS NELSON GRANT
SEC 38-4N-25E IN OR 2430/1032
(EX ESMT OR 1244/548)

MORRIS NATHAN R L/E/
576906 LESSIE RD
HILLIARD, FL 32046

2024

38-4N-25-0000-0007-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 80
Interior Wall	05	DRYWALL 20
Interior Floo	12	HARDWOOD 50
Interior Floo	14	CARPET 50
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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	171,217
FOP	368	30	110	14,623
FOP	368	30	110	14,623
TOTALS	2,024		1,508	200,463

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
1	0810	CONCRETE A	0	100	0	0	192.00	SF	6.50	6.50	100	2005	2005
2	0351	CARPORT MT	0	100	44	30	1,320.00	SF	6.90	6.90	100	2006	2006

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	005000	C	RURAL HOME	100	0006	OR	0.00	0.00	1.00	AC		1.00	1.00
2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	9.98	AC		1.00	1.00
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.98	AC		1.00	1.00

REVIEW DATE 12/31/2020 BY KB

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	1,508	116.8614	146.08	220,289	2005	2005	0	0	0	9.00	91.00	
1 SNGL FAM - 100% - 2006 Heated Area: 1288 HX Base Yr 2006													
FOP 2005 BAS 2005 FOP 2005													
576906 LESSIE RD, HILLIARD													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 02/05/2020 MF													

TOTAL OB/XF 3,532													
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2	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	9.98	AC		1.00	1.00
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3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.98	AC		1.00	1.00

Total Acres: 10.98 Total Land Value: 40,439 Market: 99,800 Agricultural: 5,439 Common: 35,000

NASSAU COUNTY PROPERTY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		234,510	
TOTAL MARKET OB/XF VALUE		3,532	
TOTAL LAND VALUE - MARKET		134,800	
TOTAL MARKET VALUE		278,481	
SOH/AGL Deduction		112,563	
ASSESSED VALUE		165,918	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		115,918	
TOTAL JUST VALUE		372,842	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		364,584	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20000402	GARAGE	72,450	01/15/2020
B18097	OTHER	0	07/01/2006
M9556	OTHER	0	04/01/2005
E14426	ELEC OTHER	0	02/01/2005
P09021	OTHER	0	02/01/2005
B14331	NEW CONSTR	92,368	02/01/2005

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2430/1032	11/20/2020	QC U	I	I	11	100	
GRANTOR: MORRIS NATHAN R							
GRANTEE: MORRIS JUSTIN J							
2336/0563	1/31/2020	QC U	I	I	11	100	
GRANTOR: MORRIS JUSTIN J							
GRANTEE: MORRIS NATHAN R							

BUILDING NOTES													
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BUILDING DIMENSIONS													
FOP=[YR=2005] W46 S8 BAS=[YR=2005] S28 FOP=[YR=2005] S8 E46 N8 W46\$ E46 N28 W46\$ E46 N8\$.													

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