PT WILLIAM NELSON GRANT
SEC 38-4N-25E IN OR 2679/1472
LYING NE OF LESSIE RD

DELAGRANGE CINDY & SCOTT
5847 MEADOWFIELD TRACE
FLOWERY BRANCH, GA 30542

2024

38-4N-25-0000-0012-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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

576363 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/17/2024 TD
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	29,925
TOTAL MARKET VALUE	29,925
SOH/AGL Deduction	0
ASSESSED VALUE	29,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,925
TOTAL JUST VALUE	29,925
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	39,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1472	10/23/2023	SW	Q	V	02	33,000
GRANTOR: FIRST COAST INC						
GRANTEE: DELAGRANGE CINDY &						
2302/1819	9/10/2019	TX	U	V	11	38,000
GRANTOR: TAX COLLECTOR						
GRANTEE: FIRST COAST INC						

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

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	000000	C	VAC RES	0		OR			1.14	AC		1.00	0.75	0.75	35,000.00	26,250.00	29,925							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 1.14 Total Land Value: 29,925 Market: 0 Agricultural: 0 Common: 29,925 PRINTED 08/06/2024 BY SYS