PT GOVT LOTS 5 & 6 OF
SEC 5-1N-23E IN OR 497/1109

MASSENGALE KENNETH D & MARY A
2659 LOTT ROAD
HILLIARD, FL 32046

**2025**

**05-1N-23-0000-0001-0180**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 100 |
| Interior Floo | 14 | CARPET 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 5 100 |
| Bathrooms | | 2 100 |
| Frame | 03 | MASONRY 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 06 | DIST 1D 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

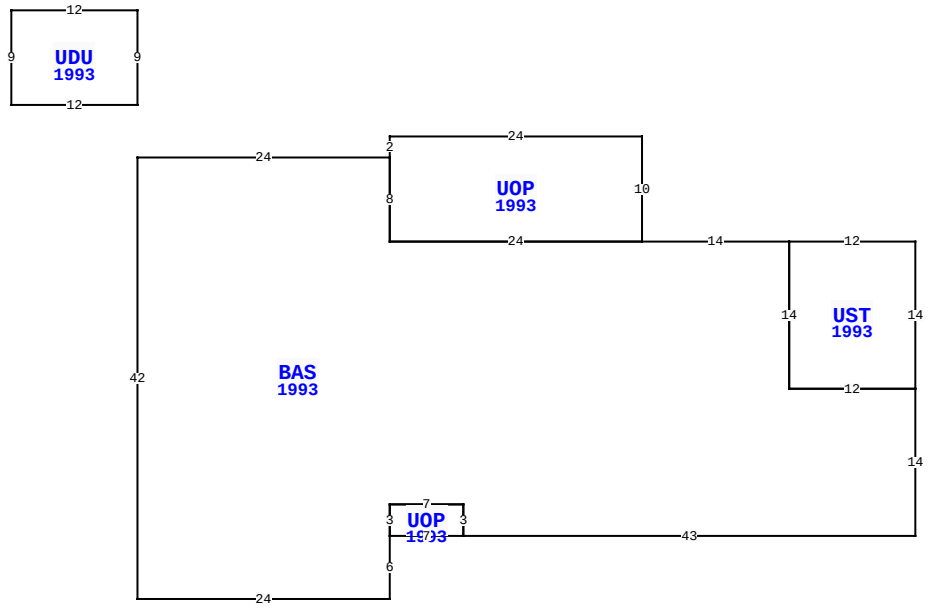
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 2,219 | 100 | 1993 | 2,219 | 145,640 |
| UDU | 108 | 55 | 1993 | 59 | 3,872 |
| UOP | 21 | 20 | 1993 | 4 | 263 |
| UOP | 240 | 20 | 1993 | 48 | 3,151 |
| UST | 168 | 45 | 1993 | 76 | 4,988 |
| TOTALS | 2,756 | | | 2,406 | 157,913 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 2,406 | 87.2200 | 87.22 | 209,851 | 1975 | 1975 | 0 | 0 | 0 | 24.75 | 75.25 |

1 SINGLE FAM – 100% - 0 Heated Area: 2219 HX Base Yr




2659 LOTT RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 6 | Tax Dist: | |
| BUILDING MARKET VALUE | | 157,913 |
| TOTAL MARKET OB/XF VALUE | | 2,980 |
| TOTAL LAND VALUE - MARKET | | 144,000 |
| TOTAL MARKET VALUE | | 304,893 |
| SOH/AGL Deduction | | 179,214 |
| ASSESSED VALUE | | 125,679 |
| TOTAL EXEMPTION VALUE | HX HB SL | 125,679 |
| BASE TAXABLE VALUE | | 0 |
| TOTAL JUST VALUE | | 304,893 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 274,582 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0497/1109 | 9/01/1986 | WD | U | I | | 400 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |
| 0497/1108 | 9/01/1986 | QC | U | I | | 100 |
| GRANTOR: | | | | | | |
| GRANTEE: | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-16,12] W12 N14 W14 W24 N8 W24 S42 E24 N6 N3 E7 S3 E43 N14 $
UST=[YR=1993;ORIG=-16,12] N14 W12 S14 E12 $
UDU=[YR=1993;ORIG=-102,-15] E12 N9 W12 S9 $
UOP=[YR=1993;ORIG=-66,26] E7 N3 W7 S3 $
UOP=[YR=1993;ORIG=-66,-10] N2 E24 S10 W24 N8 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 0200 | BARN WD 0- | 0 | 100 | 0 | 0 | 360.00 | SF | 20.00 | 20.00 | 100 | 1980 | 1980 | 3 | 20 | 1,440 | |
| 2 | 0500 | FP-PRE FAB | 0 | 100 | 0 | 0 | 1.00 | UT | 3,500.00 | 3,500.00 | 100 | 1980 | 1980 | 3 | 44 | 1,540 | |

## LAND DESCRIPTION

TOTAL OB/XF 2,980

| 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 | 000100 | C | RES | 100 | 0005 | OR | 0.00 | 0.00 | 4.80 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 144,000 | | | | | | | |

REVIEW DATE 01/06/2023 BY WWA Total Acres: 4.80 Total Land Value: 144,000 Market: 0 Agricultural: 0 Common: 144,000 PRINTED 07/30/2025 BY SYS