IN OR 2248/502
EX R/W IN OR 616/993
EX 4-1

REED JOSEPH R
574260 LESSIE RD
HILLIARD, FL 32046

2025

22-4N-25-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

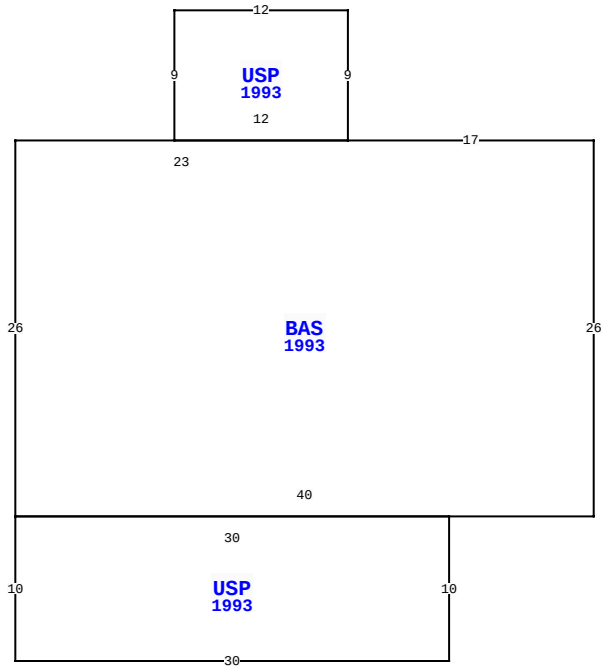
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	78,248
USP	108	30	1993	32	2,408
USP	300	30	1993	90	6,771
TOTALS	1,448			1,162	87,428

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,162	96.4600	96.46	112,087	1965	1965	0	0	0	22.00	78.00

1 SINGLE FAM – 100% - 2019 Heated Area: 1040 HX Base Yr 2019



574260 LESSIE 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: 4	Tax Dist:	
BUILDING MARKET VALUE		87,428
TOTAL MARKET OB/XF VALUE		2,400
TOTAL LAND VALUE - MARKET		92,400
TOTAL MARKET VALUE		182,228
SOH/AGL Deduction		82,637
ASSESSED VALUE		99,591
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		48,869
TOTAL JUST VALUE		182,228
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		141,165

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/0502	12/28/2018	WD	U	I	37	70,000
GRANTOR: TAYLOR DONALD W & SUS						
GRANTEE: REED JOSEPH R						
2205/1940	6/21/2018	PR	U	I	19	100
GRANTOR: JOYCE MARK P/R OF FAY						
GRANTEE: JOYCE MARK & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 USP=[YR=1993] N9 W12 S9 E12$ W23 S26
USP=[YR=1993] S10 E30 N10 W30$ E40 N26$.

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	0940	SHEDS/PORT	0	100	17	12	204.00	SF	30.00	30.00	100	1980	1980	3	20	1,224	
2	0681	POLE SHED	0	100	17	16	272.00	SF	15.00	15.00	100	1985	1985	3	20	816	
3	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1985	1985	3	20	360	

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	0006	OR	0.00	0.00	3.08	AC		1.00	1.00	1.00	30,000.00	30,000.00	92,400							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 3.08 Total Land Value: 92,400 Market: 0 Agricultural: 0 Common: 92,400 PRINTED 07/30/2025 BY SYS