PT GOVT LOT 2 OF SEC 22-4N-25E
IN OR 2563-1109
PARCEL 1

VANZANT CATHERINE J
57913 LESSIE RD
HILLIARD, FL 32046

2025

22-4N-25-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

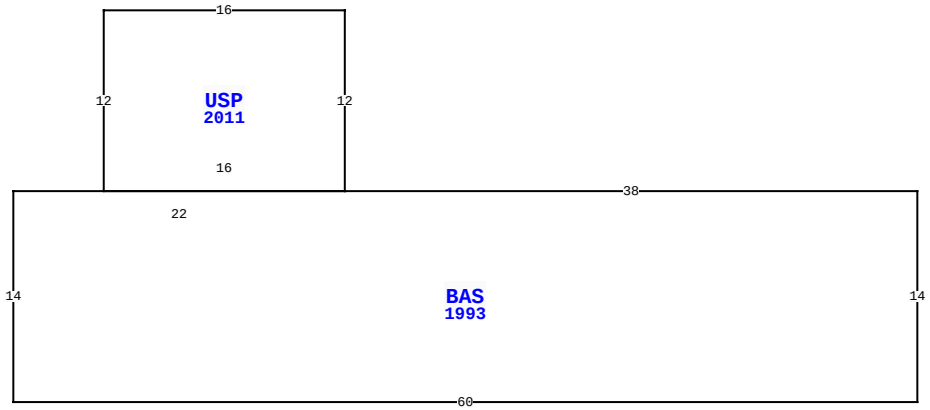
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
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	840	100	1993	840	22,499
USP	192	50	2011	96	2,571
TOTALS	1,032			936	25,070

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	936	111.6000	89.28	83,566	1980	1980	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 840 HX Base Yr



574154 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	25,070
TOTAL MARKET OB/XF VALUE	10,065
TOTAL LAND VALUE - MARKET	75,600
TOTAL MARKET VALUE	110,735
SOH/AGL Deduction	0
ASSESSED VALUE	110,735
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,735
TOTAL JUST VALUE	110,735
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	107,836

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B963515	REPAIR/RRF	5,712	02/01/1997
MH94438	MH MOVE-ON	8,000	04/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/1109	5/12/2022	QC	U	I	11	100
GRANTOR: VANZANT CATHERINE J						
GRANTEE: VANZANT CATHERINE J						
2509/0702	5/25/2021	QC	U	I	11	100
GRANTOR: VANZANT CATHERINE J						
GRANTEE: VANZANT CATHERINE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W38 USP=[YR=2011] N12 W16 S12 E16 $ W22 S14 E60 N14 $.

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	0681	POLE SHED	0	0	12	33	396.00	SF	15.00	15.00	100	1985	1985	3	20	1,188	
2	0510	GARAGE WD-	0	0	24	28	672.00	SF	35.00	35.00	100	1997	1997	3	24	5,645	
3	1243	WD DECK F	0	0	0	0	70.00	SF	8.00	8.00	100	1980	1980	3	20	112	
4	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2000	2000	3	20	720	
5	0802	ASPHALT B	0	0	0	0	2,000.00	SF	2.40	2.40	100	2002	2002	3	50	2,400	

LAND DESCRIPTION

TOTAL OB/XF 10,065

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	0	0006	OR	0.00	0.00	2.16	AC		1.00	1.00	1.00	35,000.00	35,000.00	75,600							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.16 Total Land Value: 75,600 Market: 0 Agricultural: 0 Common: 75,600 PRINTED 07/30/2025 BY SYS