PT GOVT LOT 4 & PT OF NE1/4 OF
SW1/4 OF SEC 22-4N-25E IN
DBK 228/307 & OR 616/907 (EX

ALLEN WILLIE MAE EST
574100 LESSIE ROAD
HILLIARD, FL 32046

2025

22-4N-25-0000-0008-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

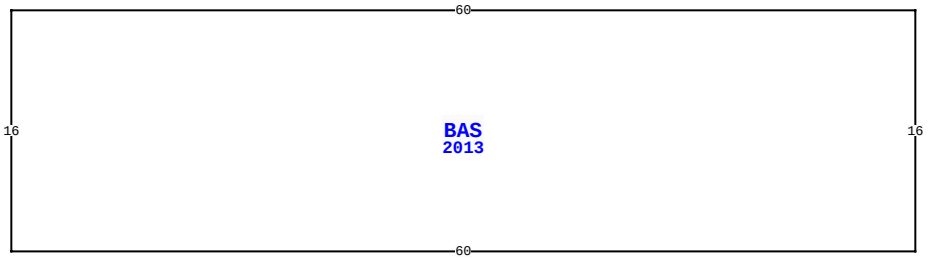
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	2013	960	40,030
TOTALS	960			960	40,030

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	960	116.8000	99.28	95,309	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 0% - 0 Heated Area: 960 HX Base Yr



574100 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,030
TOTAL MARKET OB/XF VALUE	15,860
TOTAL LAND VALUE - MARKET	128,895
TOTAL MARKET VALUE	184,785
SOH/AGL Deduction	28,788
ASSESSED VALUE	155,997
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,997
TOTAL JUST VALUE	184,785
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	158,833

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU5467	CO ISSUED	0	03/15/2013
MHU5467	MH MOVE-ON	0	03/01/2013
B1326859	DEMOLITION	2,000	02/01/2013
9123	MH MOVE-ON	2,000	11/30/1992
7183	MH MOVE-ON	19,000	03/15/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1503/0426	6/01/2007	MS	Q	I	06	100
GRANTOR: ALLEN WILLIE MAE						
GRANTEE: ALLEN WILLIE MAE						
0616/0907	1/08/1991	WD	Q	I	01	100
GRANTOR: ALLEN EDWARD J						
GRANTEE: ALLEN EDWARD J & WI						

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	0570	JUNK HOUSE	0	0	0	0	1.00	UT	500.00	500.00	100	0	0	3	100	500	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1993	1993	3	100	6,000	
4	0681	POLE SHED	0	0	16	16	256.00	SF	15.00	15.00	100	1995	1995	3	20	768	
5	0300	BOAT DCK W	0	0	24	10	240.00	SF	40.00	40.00	100	2000	2000	3	27	2,592	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2013] W60 S16 E60 N16$.

LAND DESCRIPTION

TOTAL OB/XF 15,860

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	6.61	AC		1.00	1.00	1.00	19,500.00	19,500.00	128,895							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 6.61 Total Land Value: 128,895 Market: 0 Agricultural: 0 Common: 128,895 PRINTED 07/30/2025 BY SYS