PT OF NE1/4 OF SW1/4
IN OR 536/28
(EX OR 2705/273 &

AXTELL SANDRA L
574120 LESSIE RD
HILLIARD, FL 32046

2025

22-4N-25-0000-0008-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

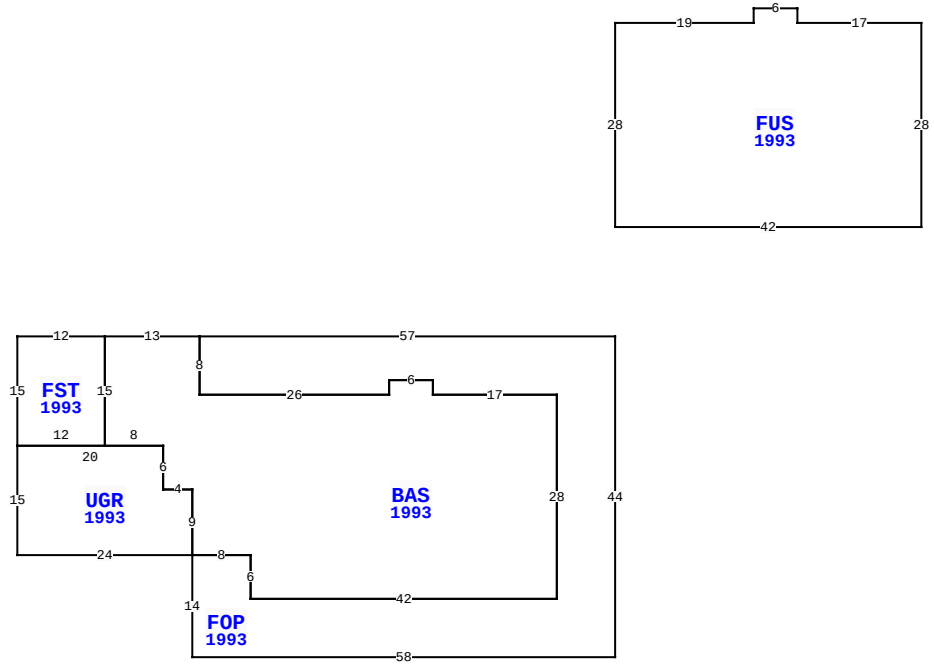
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	15	HARDTILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
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	1,576	100	1993	1,576	137,382
FOP	1,180	30	1993	354	30,859
FST	180	55	1993	99	8,630
FUS	1,188	100	1993	1,188	103,560
UGR	336	45	1993	151	13,163
TOTALS	4,460			3,368	293,594

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,368	99.9120	99.91	336,497	1993	1998	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 1994 Heated Area: 2764 HX Base Yr 1994



574120 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		293,594
TOTAL MARKET OB/XF VALUE		3,162
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		386,756
SOH/AGL Deduction		186,761
ASSESSED VALUE		199,995
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		149,273
TOTAL JUST VALUE		386,756
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		337,731

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8342	NEW CONSTR	124,753	08/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0536/0028	2/02/1988	WD	U	V	07	15,000
GRANTOR: ALLEN EDWARD & W M						
GRANTEE: AXTELL RANDOLPH & S						
0527/1215	10/02/1987	WD	Q	V		15,000
GRANTOR: ALLEN EDWARD & W MAE						
GRANTEE: AXTELL RANDOLPH & S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1993] W57 BAS=[YR=1993] W13 FST=[YR=1993] W12 S15 UGR=[YR=1993] S15 E24 N9 W4 N6 W20$ E12 N15$ S15 E8 S6 E4 S9 E8 S6 E42N28 W17 N2 W6 S2 W26 N8$ S8 E26 N2 E6 S2 E17 S28 W42 N6 W8S14 E58 N44$ PTR=N15 FUS=[YR=1993] N28 E19 N2 E6 S2 E17 S28 W42$ S15$.

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1993	1993	3	72	1,440	
2	1242	WD DECK A	0	100	27	9	243.00	SF	10.00	10.00	100	1996	1996	3	20	486	
3	1242	WD DECK A	0	100	0	0	618.00	SF	10.00	10.00	100	2000	2000	3	20	1,236	

LAND DESCRIPTION

TOTAL OB/XF 3,162

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 04/16/2024 BY TWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS