PT OF LOT 4
MH/ID EJ05607A & EJ05607B
EX R/W OR 604/118 & OR 616/995

HADDOCK FRANCES L
573802 LESSIE ROAD
HILLIARD, FL 32046-6146

2025

22-4N-25-0000-0011-0000

BUILDING CHARACTERISTICS

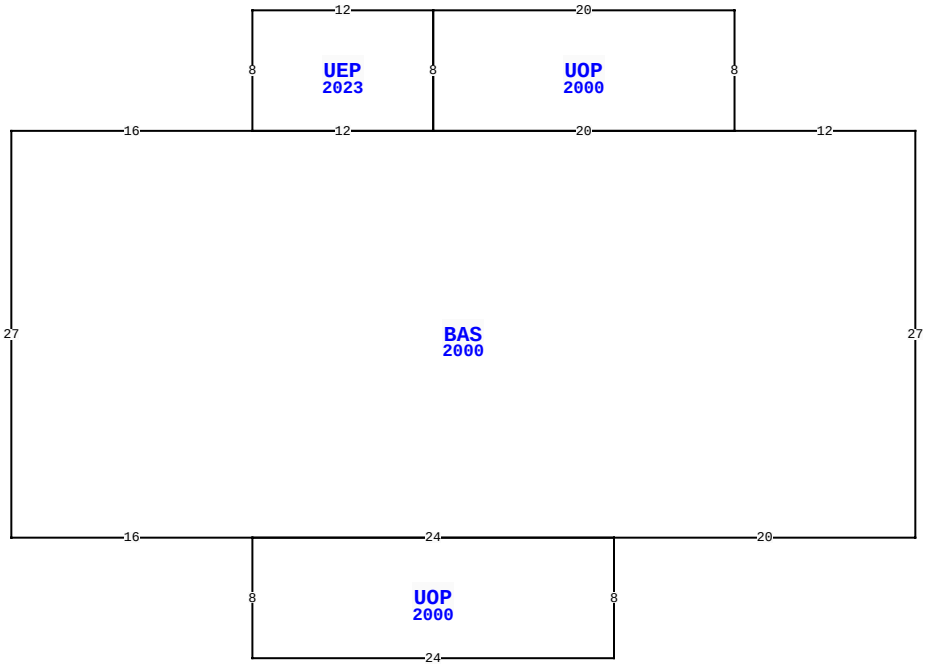
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,620	100	2000	1,620	46,656
UEP	96	70	2023	67	1,930
UOP	160	25	2000	40	1,152
UOP	192	25	2000	48	1,382
TOTALS	2,068			1,775	51,120

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,775	120.0000	96.00	170,400	1985	1990	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2023 Heated Area: 1620 HX Base Yr 2023



573802 LESSIE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		51,120
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		149,100
TOTAL MARKET VALUE		200,220
SOH/AGL Deduction		100,887
ASSESSED VALUE		99,333
TOTAL EXEMPTION VALUE	HX HB WX	55,722
BASE TAXABLE VALUE		43,611
TOTAL JUST VALUE		200,220
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,190

MISC ASPHALT DRVWY = NV: 8/2023 KW

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2550/0500	3/05/2022	QC	U	I	11	100
GRANTOR: HADDOCK RAYMOND LARRY						
GRANTEE: HADDOCK RAYMON L &						
0930/1032	5/02/2000	WD	Q	V	01	100
GRANTOR: HADDOCK RAYMOND W & C						
GRANTEE: HADDOCK RAYMOND LAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000;ORIG=0,0] W12 W20 W12 W16 S27 E16 E24 E20 N27 $
UOP=[YR=2000;ORIG=-44,27] S8 E24 N8 W24 $
UOP=[YR=2000;ORIG=-12,0] N8 W20 S8 E20 $
UEP=[YR=2023;ORIG=-32,0] N8 W12 S8 E12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	4.97	AC		1.00	1.00	1.00	30,000.00	30,000.00	149,100							

REVIEW DATE 08/03/2023 BY KW Total Acres: 4.97 Total Land Value: 149,100 Market: 0 Agricultural: 0 Common: 149,100 PRINTED 07/30/2025 BY SYS