PT OF SE1/4 OF NE1/4 OF
SEC 27-2N-23E IN OR 2475/1105
(EX PT IN OR 2461/928 &

LITTLE DONALD C & MICHELLE
3225 HENRY LEE RD
HILLIARD, FL 32046

2025

27-2N-23-0000-0001-0230

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

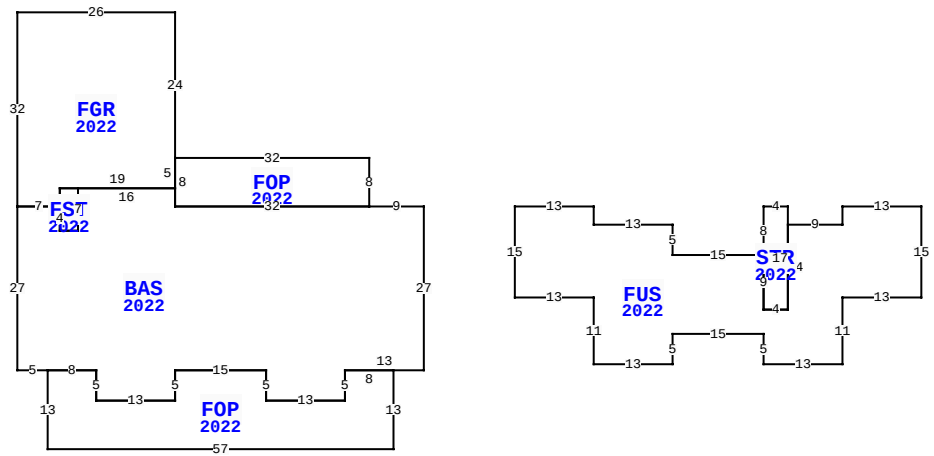
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 90
Roof Cover	12	MODULAR MT 10
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,975	100	2022	1,975	290,445
FGR	775	55	2022	426	62,648
FOP	256	30	2022	77	11,324
FOP	611	30	2022	183	26,912
FST	21	55	2022	12	1,765
FUS	1,127	100	2022	1,127	165,738
STR	68	10	2022	7	1,030
TOTALS	4,833			3,807	559,862

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,807	111.9690	147.80	562,675	2022	2022	0	0	0	0.50	99.50

1 SNGL FAM – 100% - 2023 Heated Area: 3102 HX Base Yr 2023



3225 HENRY LEE RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		559,862
TOTAL MARKET OB/XF VALUE		3,068
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		660,430
SOH/AGL Deduction		47,293
ASSESSED VALUE		613,137
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		562,415
TOTAL JUST VALUE		660,430
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		630,927

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22018767	CO ISSUED	0	12/22/2022
21012633	NEW CONSTR	541,164	09/20/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2475/1105	5/28/2021	QC	U	V	11	100
GRANTOR: CONGLETON JAMES & MAG						
GRANTEE: LITTLE DONALD C & M						
2117/1748	4/25/2017	WD	Q	V	02	85,000
GRANTOR: OCEAN'S EIGHT CREATIV						
GRANTEE: CONGLETON JAMES & M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W9 FOP=[YR=2022] N8 W32 FGR=[YR=2022] N24 W26 S32 E7 FST=[YR=2022] S4 E3 N7 W3 S3$ N3 E19 N5$ S8 E32$ W32 N3 W16 S7 W3 N4 W7 S27 E5 FOP=[YR=2022] S13 E57 N13 W8 S5 W13 N5 W15 S5 W13 N5 W8$ E8 S5 E13 N5 E15 S5 E13 N5 E13 N27$ PTR= E15 FUS=[YR=2022] E13 S3 E13 S5 E15 STR=[YR=2022] S9 E4 N17 W4 S8$ S9 E4 N14 E9 N3 E13 S15 W13 S11 W13 N5 W15 S5 W13 N11 W13 N15$ W15$.

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	0811	CONCRETE B	0	100	0	0	596.00	SF	5.20	5.20	100	2022	2022	3	99	3,068	

LAND DESCRIPTION

TOTAL OB/XF 3,068

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 01/03/2023 BY WW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS