

BUILDING CHARACTERISTICS

ELEMENTCD05AVERAGE 10003GABLE/HIP 10012MODULAR MT 10004PLYWOOD 5005DRYWALL 5014CARPET 9008SHT VINYL 1001NONE 10004AIR DUCTED 10021002100Frame Stories Units02WOOD FRAME 1001.1000100BUD8 Adjustme Occupancy04DIST 01 10000NONE 100Quality03Quality Level 03DOR CODE0100SINGLE FAMILYMAP NUMMKT AREA05NEIGHBORHOOD/LOC5001.00AREA TYPETOTAL GROSS AREAPCT OF BASEYEARTOT ADJ AREASUBAREA MARKET VALUEBAS1,17610019931,17694,700BAS672100201667254,114DCK472102000473,785DCK420102016423,382DCK280102024282,255DCK604102024604,831UEP72602024433,463UOP84202024171,369TOTALS3,7802,085167,898EXTRA FEATURES571667 LESSIE RD, HILLIARDL NOB/XF CODEDESCRIPTIONBLDCAPLWUNITSTAdj RADJ UNIT PRICEORIG CONDDPHTH FACT% CONDTOT ADJUNIT PRICELAND DATEAG DATENOTES10351CARPORT MT01002022440.00SF10.0010.00100201420143602,640LAND DESCRIPTIONTOTAL OB/XF2,640L NUSE CODECLSLAND USE DESCRIPTIONCAPRDLLOC ZONEFRONTDEPTHTOT LND UTSDTUNIT TYPEDPTH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV1000100CRES1000006OR0.000.001.00AC1.001.001.0045,000.0045,000.0045,000REVIEW DATE01/23/2024BYKWTotal Acres: 1.00Total Land Value: 45,000Market: 0Agricultural: 0Common: 45,000PRINTED 07/30/2025 BY SYS

MARKET ADJUSTMENTS

TYPEDMLEFF. AREATOT ADJ PTEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND010012,08597.0200202,287197719850017.0083.00

Heated Area: 1848HX Base Yr

DCK 2024DCK 2000BAS 1993BAS 2016UOP 2024DCK 2016DCK 2024

BLD DATEXF DATEINC DATELGL DELAND DATEAG DATE05/21/2025MLU

NASSAU COUNTY PROPERTY

PAGE 1 of 14

VALUATION SUMMARY

VALUATION BYSTANDARDTax Group: 4Tax Dist:

BUILDING MARKET VALUE167,898TOTAL MARKET OB/XF VALUE2,640TOTAL LAND VALUE - MARKET45,000TOTAL MARKET VALUE215,538SOH/AGL Deduction26,963ASSESSED VALUE188,575TOTAL EXEMPTION VALUE13188,575BASE TAXABLE VALUE0TOTAL JUST VALUE215,538NCON VALUE0INCOME VALUEPREVIOUS YEAR MKT VALUE197,845SALES DATAOFF RECORD NumberDATETYPEINSTQU / I / V / I / RSN CD SALE PRICE2541/17602/16/2022QC U I 11100GRANTOR:MATHIS WILBERTGRANTEE:MATHIS WILBERT & VI0243/06077/21/1977MS Q I 01100GRANTOR:ALDERMANGRANTEE:MATHIS WILBERTBUILDING NOTESBUILDING DIMENSIONSBAS=[YR=1993;ORIG=-28,8] W44 S24 E12 S6 E20 N6 E12 N24 \$BAS=[YR=2016;ORIG=-24,8] W4 S24 W12 S6 E10 E22 N13 N6 N11 W16 \$DCK=[YR=2016;ORIG=-72,38] S10 E42 N10 W10 W20 W12 \$DCK=[YR=2000;ORIG=0,-8] W24 S16 E16 S11 E8 N27 \$UEP=[YR=2024;ORIG=-72,32] S6 E12 N6 W12 \$DCK=[YR=2024;ORIG=-72,8] W7 S40 E7 N10 N6 N24 \$UOP=[YR=2024;ORIG=-8,19] E8 E6 S6 W6 W8 N6 \$DCK=[YR=2024;ORIG=-30,48] N10 E22 N13 E8 S20 W8 D3L3 S12 W19 N12 \$.