IN OR 563/927
EX R/W IN OR 626/57
ESMT IN OR 2183/1250

ALDERMAN JACKIE VENCE
PO BOX 1398
HILLIARD, FL 32046

2025

35-4N-25-0000-0009-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

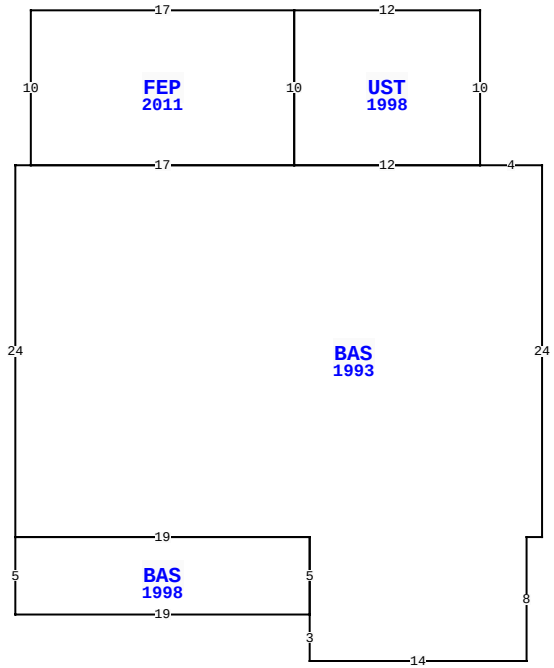
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 90
Interior Floo	08	SHT VINYL 10
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	928	100	1993	928	63,908
BAS	95	100	1998	95	6,542
FEP	170	80	2011	136	9,366
UST	120	45	1998	54	3,719
TOTALS	1,313			1,213	83,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,213	92.7500	92.75	112,506	1924	1950	0	0	0	25.75	74.25

1 SINGLE FAM – 100% - 2011 Heated Area: 1023 HX Base Yr 2011



571636 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	83,536
TOTAL MARKET OB/XF VALUE	1,340
TOTAL LAND VALUE - MARKET	46,800
TOTAL MARKET VALUE	131,676
SOH/AGL Deduction	70,515
ASSESSED VALUE	61,161
TOTAL EXEMPTION VALUE	VX HX HB 41,161
BASE TAXABLE VALUE	20,000
TOTAL JUST VALUE	131,676
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	117,459

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22730	ADDITION	1,000	08/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0563/0927	2/21/1989	WD	Q	I	01	100
GRANTOR: ALDERMAN EVERLENA L						
GRANTEE: ALDERMAN JACKIE V						
0284/0637	2/01/1979	WD	U	I		100
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W4 W12 W17 W1 S24 E19 S5 S3 E14 N8 E1 N24 $
FEP=[YR=2011;ORIG=-16,-10] W17 S10 E17 N10 $
UST=[YR=1998;ORIG=-4,0] N10 W12 S10 E12 $
BAS=[YR=1998;ORIG=-34,24] S5 E19 N5 W19 $
.

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	363.00	SF	5.20	5.20	100	1976	1976	3	26	491	
2	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	2005	2005	3	22	849	

LAND DESCRIPTION

TOTAL OB/XF 1,340

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	1.04	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,800							

REVIEW DATE 01/25/2024 BY KWX Total Acres: 1.04 Total Land Value: 46,800 Market: 0 Agricultural: 0 Common: 46,800 PRINTED 07/30/2025 BY SYS