PT OF NW1/4 OF SE1/4
IN OR 750/775

MASON LESTER JR
571641 LESSIE ROAD
HILLIARD, FL 32046-6115

2025

35-4N-25-0000-0009-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	04	Quality Level 04

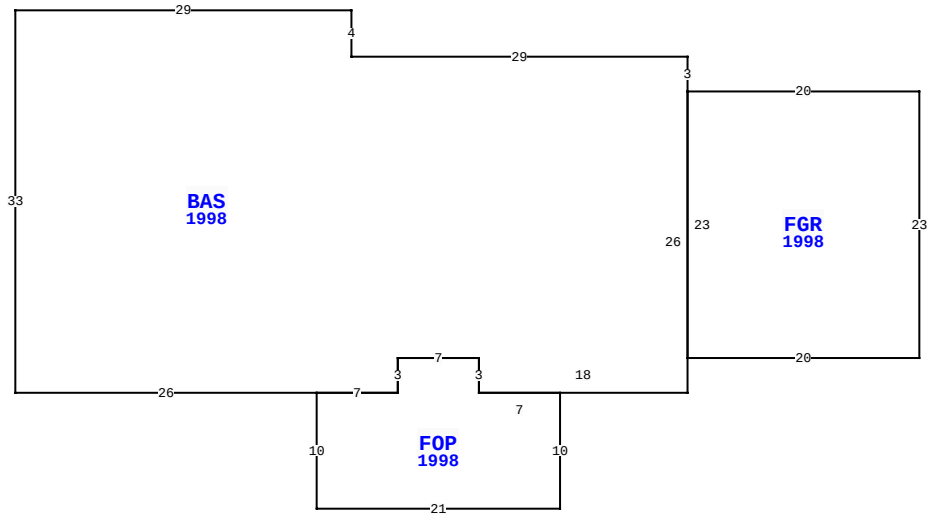
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,777	100	1998	1,777	171,466
FGR	460	55	1998	253	24,412
FOP	231	30	1998	69	6,658
TOTALS	2,468			2,099	202,535

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,099	114.5277	114.53	240,398	1998	2003	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2022 Heated Area: 1777 HX Base Yr



571641 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		202,535
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		247,535
SOH/AGL Deduction		22,650
ASSESSED VALUE		224,885
TOTAL EXEMPTION VALUE	13	224,885
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		247,535
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,115

ACCESS VIA ALDERMAN LANE- OFF LESSIE RD

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20004770	REPAIR/RRF	14,000	06/03/2020
B973645	NEW CONSTR	64,262	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0750/0775	2/02/1996	QC	Q	V	06	100
GRANTOR: SCOTT VINCENT & VICTO						
GRANTEE: MASON LESTER JR						
0699/1627	3/07/1994	QC	Q	V	01	100
GRANTOR: MASON LESTER JR						
GRANTEE: SCOTT VINCENT & VIC						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1998] W20 BAS=[YR=1998] N3 W29 N4 W29 S33 E26
FOP=[YR=1998] S10 E21 N10 W7 N3 W7 S3 W7$ E7 N3 E7S3 E18 N26$
S23 E20 N23$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/24/2024 BY KWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS