PT OF NW1/4 OF SE1/4 OF
SEC 35-4N-25E IN OR 2585/1821
ESMT IN OR 2183/10

HOWARD CHARLES M JR L/E/DAIGNEAULT DEBRA A L/E
571612 LESSIE RD
HILLIARD, FL 32046

2025

35-4N-25-0000-0009-0110

BUILDING CHARACTERISTICS

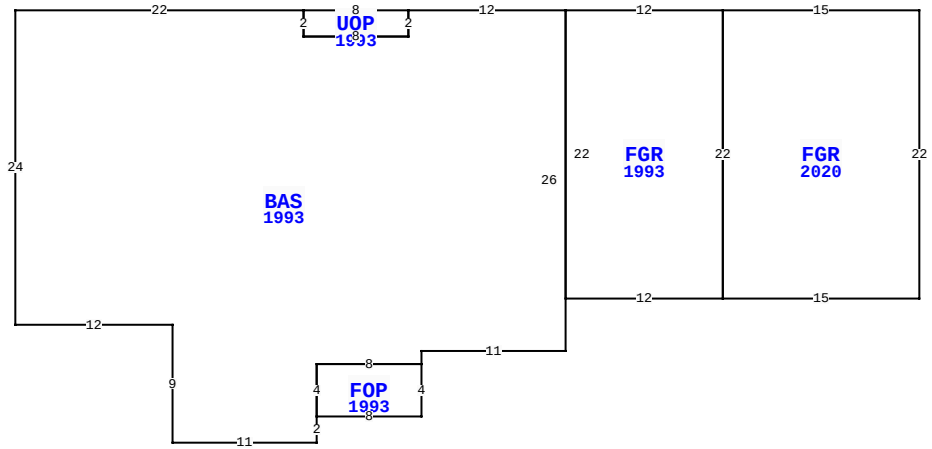
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,137	100	1993	1,137	138,791
FGR	264	55	1993	145	17,700
FGR	330	55	2020	182	22,217
FOP	32	30	1993	10	1,221
UOP	16	20	1993	3	367
TOTALS	1,779			1,477	180,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,477	101.8980	134.51	198,671	1993	2005	0	0	0	9.25	90.75

1 SNGL FAM – 100% - 2016 Heated Area: 1137 HX Base Yr 2016



571612 LESSIE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		192,684
TOTAL MARKET OB/XF VALUE		5,096
TOTAL LAND VALUE - MARKET		67,500
TOTAL MARKET VALUE		265,280
SOH/AGL Deduction		132,193
ASSESSED VALUE		133,087
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		82,365
TOTAL JUST VALUE		265,280
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		241,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18007244	REPAIR/RRF	7,922	11/01/2018
17004512	GARAGE	14,879	08/01/2017
93104	NEW CONSTR	4,825	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2585/1821	7/22/2022	LE	U	I	11	100
GRANTOR: HOWARD CHARLES M JR E						
GRANTEE: HOWARD CHARLES MART						
2003/1286	9/04/2015	WD	Q	I	01	114,000
GRANTOR: DORAN THOMAS M & BECK						
GRANTEE: HOWARD CHARLES M JR						

BUILDING NOTES

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	0810	CONCRETE A	0	100	0	0	800.00	SF	6.50	6.50	100	2020	2020	3	98	5,096	

BUILDING DIMENSIONS

FGR=[YR=2020] W15 FGR=[YR=1993] W12 BAS=[YR=1993] W12
UOP=[YR=1993] W8 S2 E8 N2$ S2 W8 N2 W22 S24 E12 S9 E11 N2
FOP=[YR=1993] E8 N4 W8 S4$ N4 E8 N1 E11 N26$S22 E12 N22$ S22
E15 N22$.

LAND DESCRIPTION

TOTAL OB/XF 5,096

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	0006	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 12/31/2020 BY KB Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS

PT OF NW1/4 OF SE1/4 OF
SEC 35-4N-25E IN OR 2585/1821
ESMT IN OR 2183/10

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571612 LESSIE RD
HILLIARD, FL 32046

2025

35-4N-25-0000-0009-0110

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

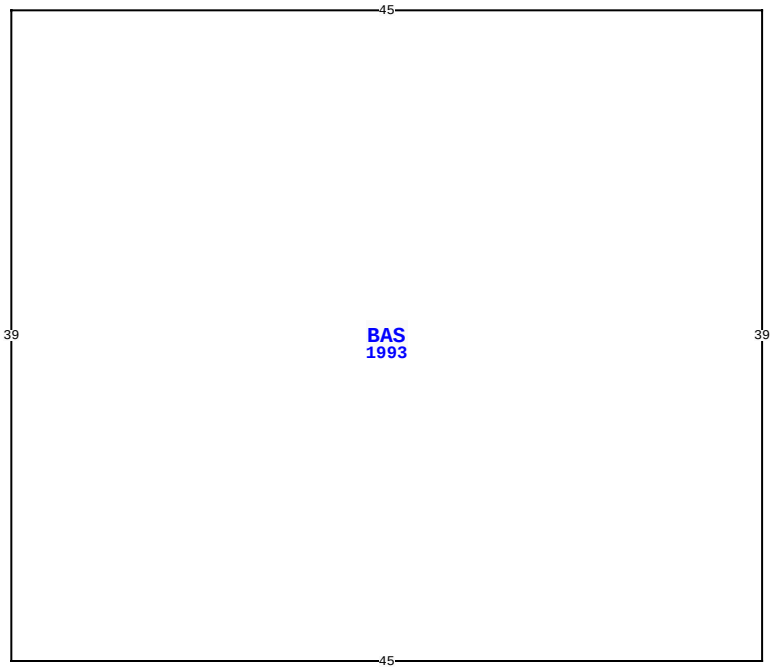
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,755	100	1993	1,755	12,390
TOTALS	1,755			1,755	12,390

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,755	47.7000	17.65	30,976	1965	1965	0	10	0	50.00	40.00

2 GARAGE RES – 100% - 2016 Heated Area: 1755 HX Base Yr 2016



571612 LESSIE RD, HILLIARD

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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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GRANTEE: HOWARD CHARLES MART						
2003/1286	9/04/2015	WD	Q	I	01	114,000
GRANTOR: DORAN THOMAS M & BECK						
GRANTEE: HOWARD CHARLES M JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W45 S39 E45 N39$.

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

REVIEW DATE 12/31/2020 BY KB Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS