PT NW1/4 OF SE1/4 OF
SEC 35-4N-25E IN OR 2087/1039

SCOTT VICTORIA M/MASON LESTER JR & JOYCE A
571639 LESSIE RD
HILLIARD, FL 32046

2025

35-4N-25-0000-0009-0130

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	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

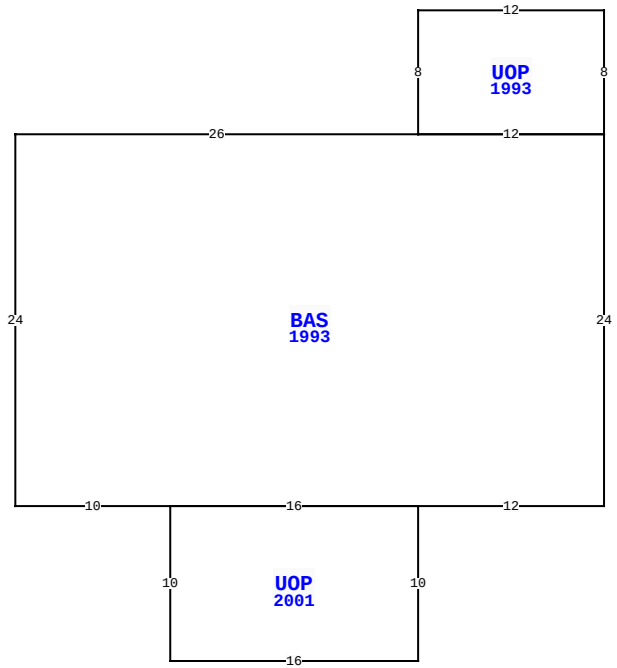
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	89,582
UOP	96	20	1993	19	1,867
UOP	160	20	2001	32	3,143
TOTALS	1,168			963	94,591

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	963	115.5600	115.56	111,284	1993	1993	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2018 Heated Area: 912 HX Base Yr 2018



571639 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		94,591
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		139,591
SOH/AGL Deduction		68,658
ASSESSED VALUE		70,933
TOTAL EXEMPTION VALUE	HX HB	45,933
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		125,125

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2087/1039	12/07/2016	WD	U	I	37	25,000
GRANTOR: TIMMONS JERRY O SR						
GRANTEE: SCOTT VICTORIA M ET						
1174/0406	9/22/2003	WD	Q	I	01	100
GRANTOR: TIMMONS ANGEL DENISE						
GRANTEE: TIMMONS JERRY O SR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W12 W26 S24 E10 E16 E12 N24 $
UOP=[YR=2001;ORIG=-28,24] S10 E16 N10 W16 $
UOP=[YR=1993;ORIG=0,0] N8 W12 S8 E12 $
.

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
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 01/23/2024 BY KWX Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS