PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 1233/964
BEING ONLY PT LYING E OF LANDS

COX LONNIE
30727 NELSON RD
HILLIARD, FL 32046-9466

**2025**

**38-4N-23-0000-0001-0000**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 02 | WALL BOARD 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 04 | PLYWOOD 90 |
| Interior Wall | 05 | DRYWALL 10 |
| Interior Floo | 09 | PINE WOOD 100 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 01 | NONE 100 |
| Bedrooms | | 1 100 |
| 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 |

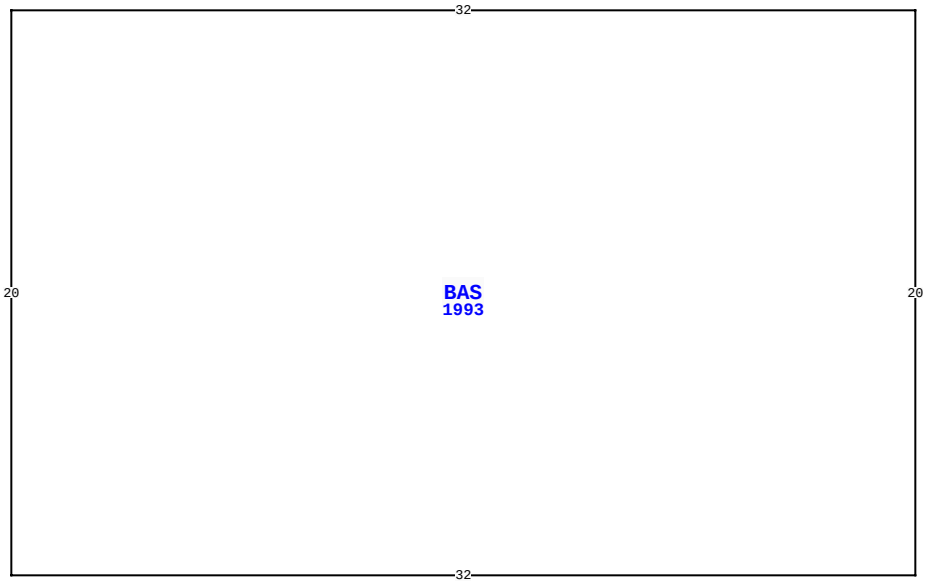
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 640 | 100 | 1993 | 640 | 26,492 |
| TOTALS | 640 | | | 640 | 26,492 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 640 | 78.1000 | 78.10 | 49,984 | 1964 | 1970 | 0 | 0 | 0 | 47.00 | 53.00 |

1 SINGLE FAM – 100% - 2017 Heated Area: 640 HX Base Yr 2017




30727 NELSON RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
| INC DATE | | AG DATE | |

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 111,656 |
| TOTAL MARKET OB/XF VALUE | | 416 |
| TOTAL LAND VALUE - MARKET | | 89,600 |
| TOTAL MARKET VALUE | | 201,672 |
| SOH/AGL Deduction | | 92,859 |
| ASSESSED VALUE | | 108,813 |
| TOTAL EXEMPTION VALUE | HX HB | 50,722 |
| BASE TAXABLE VALUE | | 58,091 |
| TOTAL JUST VALUE | | 201,672 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 183,990 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| E0514135 | ELEC OTHER | 2,000 | 02/01/2005 |
| C10049 | CO ISSUED | 0 | 08/01/2002 |
| E018084 | CHNGE SRVC | 0 | 05/01/2001 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1233/0964 | 5/26/2004 | QC | U | I | 07 | 100 |
| GRANTOR: KITCHINGS INMAN ETAL | | | | | | |
| GRANTEE: NELSON MARGIE L/E & | | | | | | |
| 1224/1726 | 4/22/2004 | QC | U | I | 07 | 100 |
| GRANTOR: KITCHINGS INMAN & LIN | | | | | | |
| GRANTEE: NELSON MARGIE L & L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1993] W32 S20 E32 N20$ .

## 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 | 32 | 10 | 320.00 | SF | 6.50 | 6.50 | 100 | 1970 | 1970 | 3 | 20 | 416 | |

## LAND DESCRIPTION

TOTAL OB/XF 416

| 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 | 0007 | OR | 0.00 | 0.00 | 2.56 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 89,600 | | | | | | | |

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.56 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 07/30/2025 BY SYS

PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 1233/964
BEING ONLY PT LYING E OF LANDS

COX LONNIE
30727 NELSON RD
HILLIARD, FL 32046-9466

**2025**

**38-4N-23-0000-0001-0000**

## BUILDING CHARACTERISTICS

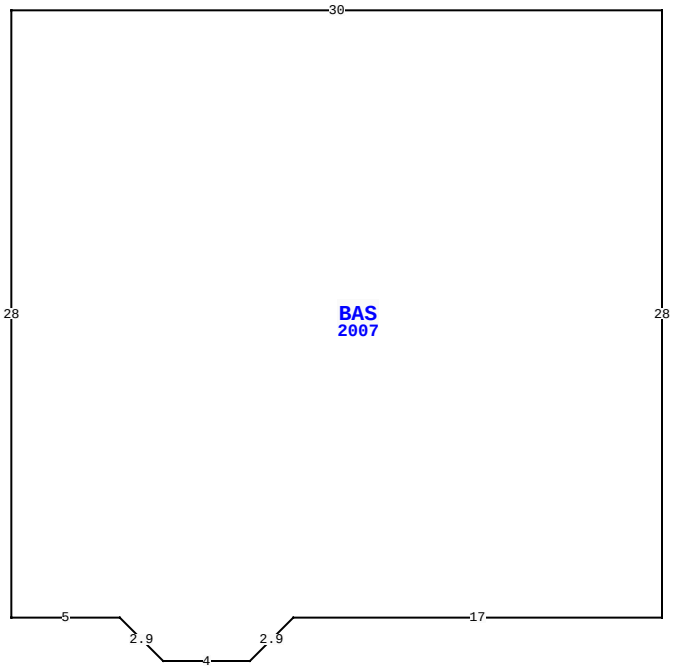
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 11 | CLAY TILE 20 |
| Air Condition | 01 | NONE 100 |
| Heating Type | 02 | CONVECTION 100 |
| Bedrooms | | 2 100 |
| 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 09 |
| NEIGHBORHOOD/LOC | 9001.00 | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 852 | 100 | 2007 | 852 | 85,164 |
| TOTALS | 852 | | | 852 | 85,164 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 852 | 108.6480 | 108.65 | 92,570 | 2007 | 2007 | 0 | 0 | 0 | 8.00 | 92.00 |

2 SINGLE FAM – 100% - 2017 Heated Area: 852 HX Base Yr 2017




30727 NELSON RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/07/2025 MLU |
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## NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

### VALUATION SUMMARY

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| SOH/AGL Deduction | | 92,859 |
| ASSESSED VALUE | | 108,813 |
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| TOTAL JUST VALUE | | 201,672 |
| NCON VALUE | | 0 |
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| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

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|---|---|---|---|---|---|---|
| 1233/0964 | 5/26/2004 | QC | U | I | 07 | 100 |
| GRANTOR: KITCHINGS INMAN ETAL | | | | | | |
| GRANTEE: NELSON MARGIE L/E & | | | | | | |
| 1224/1726 | 4/22/2004 | QC | U | I | 07 | 100 |
| GRANTOR: KITCHINGS INMAN & LIN | | | | | | |
| GRANTEE: NELSON MARGIE L & L | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2007] W30 S28 E5 D2 R2 E4 R2 U2 E17 N28$.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.56 Total Land Value: 89,600 Market: 0 Agricultural: 0 Common: 89,600 PRINTED 07/30/2025 BY SYS