PT THOMAS NELSON GRANT
SEC 38-4N-25E IN DBK R/449
BEING ONLY PT LYING N OF

SCIPIO ROBERT ESTATE
C/O PLEZIA SAPP WILSON, 1145 IRONSIDES AVENUE
MELBOURNE, FL 32940

2025

38-4N-25-0000-0003-0000

BUILDING CHARACTERISTICS

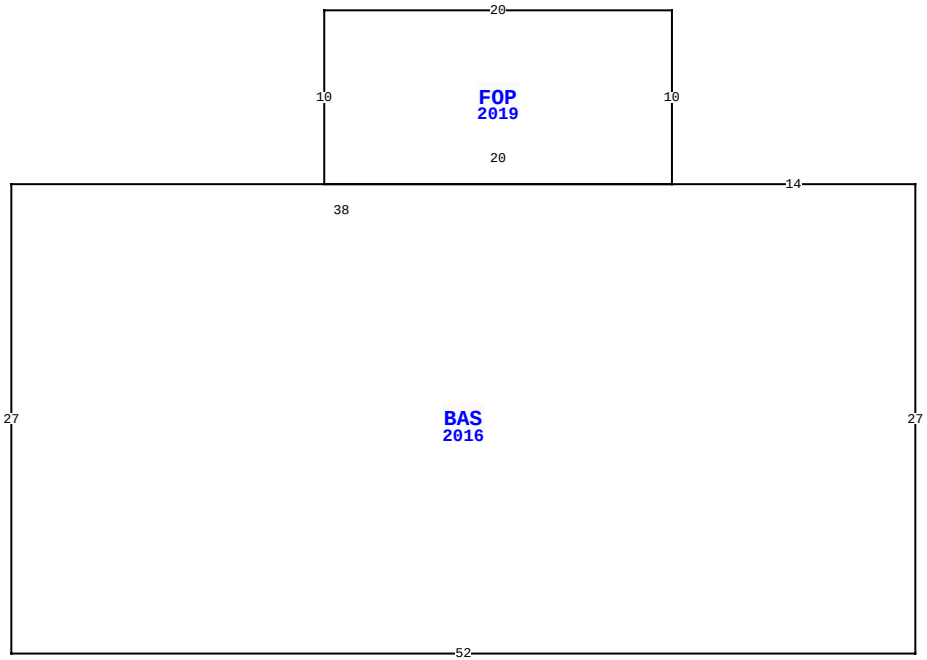
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	1,404	100	2016	1,404	111,130
FOP	200	30	2019	60	4,749
TOTALS	1,604			1,464	115,878

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,464	116.4000	98.94	144,848	2016	2016	0	0	0	20.00	80.00

2 M/H 94+ – 0% - 0 Heated Area: 1404 HX Base Yr



577034 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/24/2024 KBA

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	115,878
TOTAL MARKET OB/XF VALUE	4,914
TOTAL LAND VALUE - MARKET	227,900
TOTAL MARKET VALUE	171,987
SOH/AGL Deduction	16,003
ASSESSED VALUE	155,984
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	155,984
TOTAL JUST VALUE	348,692
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	325,714

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165784	CO ISSUED	0	12/02/2016
MH165784	MH MOVE-ON	0	10/01/2016
B0	REPAIR/RRF	0	02/01/2003
B1453	REMODEL	8,000	12/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
R/0449		WD	Q	I	01	26

GRANTOR: ALBERTO ERNESTINE
GRANTEE: SCIPIO ROBERT

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W14 FOP=[YR=2019] N10 W20 S10 E20$ W38 S27 E52 N27$.

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	0351	CARPORT MT	0	0	26	21	546.00	SF	10.00	10.00	100	2021	2021	3	90	4,914	

LAND DESCRIPTION

TOTAL OB/XF 4,914

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	11.80	AC		1.00	1.00	1.00	525.00	525.00	6,195							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.80	AC		1.00	1.00	1.00	15,500.00	15,500.00	182,900							

REVIEW DATE 03/23/2022 BY HSA Total Acres: 12.80 Total Land Value: 51,195 Market: 182,900 Agricultural: 6,195 Common: 45,000 PRINTED 07/30/2025 BY SYS