IN DB "B-2" PG 476 CO REC

SCIPIO JOHN JR (HEIRS)
C/O CARL W MCCLAIREN, 576852 LESSIE RD
HILLIARD, FL 32046

2025

38-4N-25-0000-0008-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 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	0
TOTAL MARKET OB/XF VALUE	840
TOTAL LAND VALUE - MARKET	319,000
TOTAL MARKET VALUE	11,000
SOH/AGL Deduction	467
ASSESSED VALUE	10,533
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	10,533
TOTAL JUST VALUE	319,840
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	308,840

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

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	0940	SHEDS/PORT	0	0	20	10	200.00	SF	21.00	21.00	100	1960	1960	3	20	840	

LAND DESCRIPTION

TOTAL OB/XF 840

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	005500	A	TIMBER 2 N S	0					16.00	AC		1.00	1.00	1.00	525.00	525.00	8,400							
2	005902	A	HARDWOOD SI	0					4.00	AC		1.00	1.00	1.00	190.00	190.00	760							
3	005010	A	SERVICE ACRE	0					2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							
4	009910	M	MARKET VALUE	0					22.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	319,000							

REVIEW DATE 02/14/2024 BY KBA Total Acres: 22.00 Total Land Value: 10,160 Market: 319,000 Agricultural: 10,160 Common: 0 PRINTED 07/30/2025 BY SYS