PT WILLIAM NELSON GRANT
SEC 38-4N-25E IN OR 2679/1472
LYING NE OF LESSIE RD

DELAGRANGE CINDY & SCOTT
576366 LESSIE RD
HILLIARD, FL 32046

2025

38-4N-25-0000-0012-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
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					

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

MARKET ADJUSTMENTS

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

576363 LESSIE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	38,475
TOTAL MARKET VALUE	38,475
SOH/AGL Deduction	5,558
ASSESSED VALUE	32,917
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	32,917
TOTAL JUST VALUE	38,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,925

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2679/1472	10/23/2023	SW	Q	V	02	33,000
GRANTOR: FIRST COAST INC						
GRANTEE: DELAGRANGE CINDY &						
2302/1819	9/10/2019	TX	U	V	11	38,000
GRANTOR: TAX COLLECTOR						
GRANTEE: FIRST COAST INC						

BUILDING NOTES

BUILDING DIMENSIONS

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	0		OR			1.14	AC		1.00	0.75	0.75	45,000.00	33,750.00	38,475							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.14 Total Land Value: 38,475 Market: 0 Agricultural: 0 Common: 38,475 PRINTED 07/30/2025 BY SYS