



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY										
																		VALUATION BY STANDARD Tax Group: 4 Tax Dist: BUILDING MARKET VALUE 0 TOTAL MARKET OB/XF VALUE 0 TOTAL LAND VALUE - MARKET 135,720 TOTAL MARKET VALUE 4,433 SOH/AGL Deduction 0 ASSESSED VALUE 4,433 TOTAL EXEMPTION VALUE 0 BASE TAXABLE VALUE 4,433 TOTAL JUST VALUE 135,720 NCON VALUE 0 INCOME VALUE PREVIOUS YEAR MKT VALUE										
DOR CODE 5400						TIMBERLAND 90+										PERMIT NUM												
MAP NUM						MKT AREA 05										DESCRIPTION												
NEIGHBORHOOD/LOC 5001.00																AMT												
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE											ISSUED												
																	SALES DATA											
																	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
																	2741/547	10/02/2024	WD	U	V	37	77,000					
																	GRANTOR: FERGUSON JAMES B & EL											
																	GRANTEE: MORRIS LEVI SEBASTI											
																	BUILDING NOTES											
																	BUILDING DIMENSIONS											
TOTALS						LESSIE RD, HILLIARD																						
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													
																	TOTAL OB/XF 0											
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				
1	005401	A	TIMBER 1 P	0		OR	0.00	0.00	3.61	AC		1.00	1.00	1.00	750.00	750.00	2,708											
2	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	3.35	AC		1.00	1.00	1.00	515.00	515.00	1,725											
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.96	AC		1.00	1.00	1.00	19,500.00	19,500.00	135,720											
REVIEW DATE 05/13/2025 BY MLU Total Acres: 6.96 Total Land Value: 4,433 Market: 135,720 Agricultural: 4,433 Common: 0 PRINTED 07/30/2025 BY SYS																												