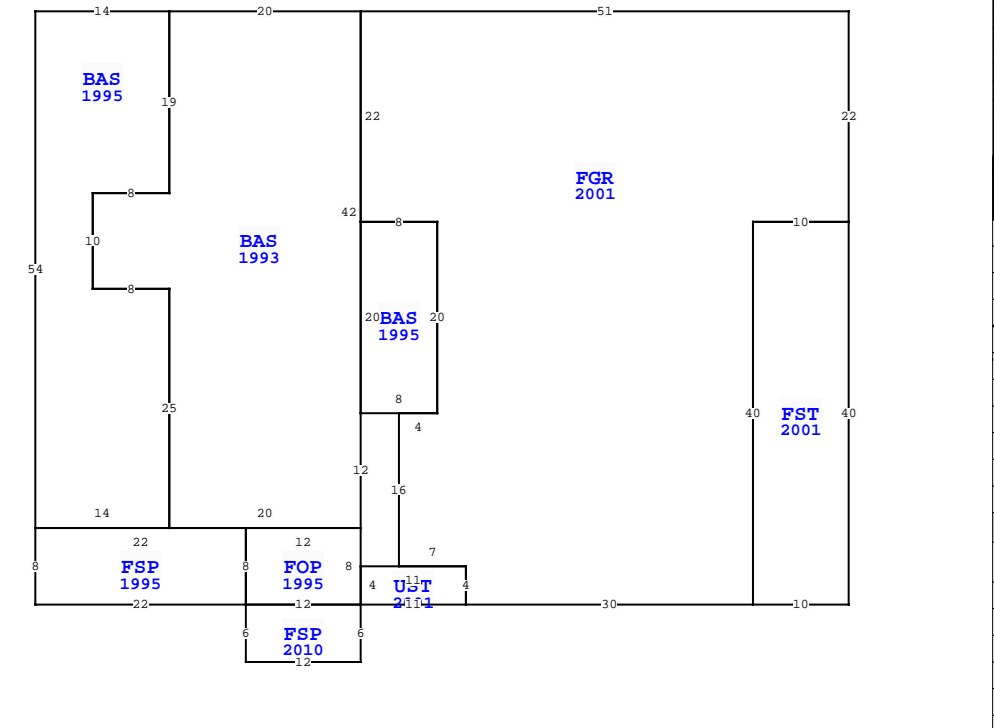


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 70
Interior Floo	08 SHT VINYL 30
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	2 100
Bathrooms	2 100
Frame	02 WOOD FRAME 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	3,736	94.5000	94.50	353,052	1958	1990	0	0	15.75	84.25



Quality	03 Quality Level 03				
DOR CODE	0100 SINGLE FAMILY				
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	1,160	100	1993	1,160	92,355
BAS	160	100	1995	160	12,739
BAS	676	100	1995	676	53,821
FGR	2,494	55	2001	1,372	109,233
FOP	96	30	1995	29	2,309
FSP	176	40	1995	70	5,573
FSP	72	40	2010	29	2,309
FST	400	55	2001	220	17,516
UST	44	45	2001	20	1,592
TOTALS	5,278			3,736	297,446

NASSAU COUNTY PROPERTY		PAGE 1 of 2	4
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE	465,667		
TOTAL MARKET OB/XF VALUE	47,397		
TOTAL LAND VALUE - MARKET	98,670		
TOTAL MARKET VALUE	611,734		
SOH/AGL Deduction	180,892		
ASSESSED VALUE	430,842		
TOTAL EXEMPTION VALUE	HX HB	50,722	
BASE TAXABLE VALUE	380,120		
TOTAL JUST VALUE	611,734		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	574,100		

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22003135	REPAIR/RRF	42,000	02/25/2022
B25100	ADDITION	5,000	09/01/2011
P14953	OTHER	0	09/01/2011
B10318	GARAGE	49,500	10/01/2002
R4472	REPAIR/RRF	1,000	10/01/2002
B9734	XFOB	17,000	04/01/2002

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2563/1109	5/12/2022	QC	U	I	11	100

GRANTOR: VANZANT CATHERINE						
GRANTEE: VANZANT CATHERINE J						
2509/0694	5/25/2021	QC	U	I	11	100
GRANTOR: VANZANT CATHERINE						
GRANTEE: VANZANT CATHERINE J						

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND
1	0812	CONCRETE C	0	100	0	0	12,575.00	SF	4.00	4.00	100
3	0830	FLAGSTONE	0	100	40	2	80.00	SF	12.00	12.00	100
4	0461	IRON FENCE	0	100	16	4	64.00	SF	8.50	8.50	100
5	0092	AUTO GATE	0	100	0	0	1.00	UT	3,500.00	3,500.00	100
6	0940	SHEDS/PORT	0	100	14	10	140.00	SF	21.00	21.00	100
7	0940	SHEDS/PORT	0	100	16	10	160.00	SF	21.00	21.00	100
8	1075	TRELLIS G	0	100	12	12	144.00	SF	35.00	35.00	100
9	1075	TRELLIS G	0	100	14	15	210.00	SF	35.00	35.00	100
10	0462	ST/AL FNC	0	100	64	4	256.00	SF	10.00	10.00	100

57913 LESSIE RD, HILLIARD	BLD DATE	LGL DATE	05/13/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		
TOTAL OB/XF 47,397				

BUILDING DIMENSIONS											
FGR=[YR=2001] W51 BAS=[YR=1993] W20 BAS=[YR=1995] W14 S54 FSP=[YR=1995] S8 E22 FSP=[YR=2010] S6 E12 N6 UST=[YR=2001] E11 N4 W1 S4 \$ FOP=[YR=1995] N8 W12 S8 E12\$W12 \$ N8 W22 \$ E14 N25 W8 N10 E 8 N19 \$ S19 W8 S10 E8 S25 E20 N12 BAS=[YR=1995] E8 N20 W8 S20 \$ N42 \$ S22 E8 S20 W4 S16 E7 S4 E30 FST=[YR=2001] E10 N40 W10 S40 \$ N40 E10 N22 \$.											

LAND DESCRIPTION												TOTAL OB/XF 47,397												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0006	OR	0.00	0.00	5.06	AC		1.00	1.00	1.00	19,500.00	19,500.00	98,670							

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
Exterior Wall	05	AVERAGE	100
Roof Structure	03	GABLE/HIP	100
Roof Cover	12	MODULAR MT	100
Interior Wall	05	DRYWALL	100
Interior Floor	03	CONC FINSH	100
Air Condition	03	CENTRAL	100
Heating Type	04	AIR DUCTED	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	05
NEIGHBORHOOD/LOC	5001.00		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR
BAS	1,500	100	2002
FCP	1,800	25	2002
TOTALS	3,300		

MARKET ADJUSTMENTS										
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	% COND
0100	01	1,950	95.0600	95.06	185,367	2002	2005	0	0	9.25
2 SINGLE FAM - 0% - 0 Heated Area: 1500 HX Base Yr 1985										

FCP 2002

BAS 2002

NASSAU COUNTY PROPERTY		PAGE 2 of 2	4
VALUATION SUMMARY			
VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD
BUILDING MARKET VALUE			465,667
TOTAL MARKET OB/XF VALUE			47,397
TOTAL LAND VALUE - MARKET			98,670
TOTAL MARKET VALUE			611,734
SOH/AGL Deduction			180,892
ASSESSED VALUE			430,842
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			380,120
TOTAL JUST VALUE			611,734
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			574,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R4151	REPAIR/RRF	3,000	04/01/2002
B0108155	REMODEL	2,000	04/01/2001
E017800	CHNGE SRVC	0	03/01/2001
B0107992	GARAGE	70,000	02/01/2001
B007834	XFOB	10,000	12/01/2000
B951719	ADDITION	33,000	03/03/1995

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/1109	5/12/2022	QC	U	I	11	100
GRANTOR: VANZANT CATHERINE						
GRANTEE: VANZANT CATHERINE J						
2509/0694	5/25/2021	QC	U	I	11	100
GRANTOR: VANZANT CATHERINE						
GRANTEE: VANZANT CATHERINE J						

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
57913 LESSIE RD, HILLIARD																

BUILDING NOTES												

BUILDING DIMENSIONS
 FCP=[YR=2002] W60 S30 BAS=[YR=2002] S25 E60 N25 W60 \$ E60 N30 \$.

LAND DESCRIPTION																	TOTAL OB/XF									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV		