PT GOVT LOT 2 SEC 2 &
SEC 42-3N-25E
IN OR 2563-1109

VANZANT CATHERINE J
57913 LESSIE RD
HILLIARD, FL 32046

2025

42-3N-25-0000-0001-0040

BUILDING CHARACTERISTICS

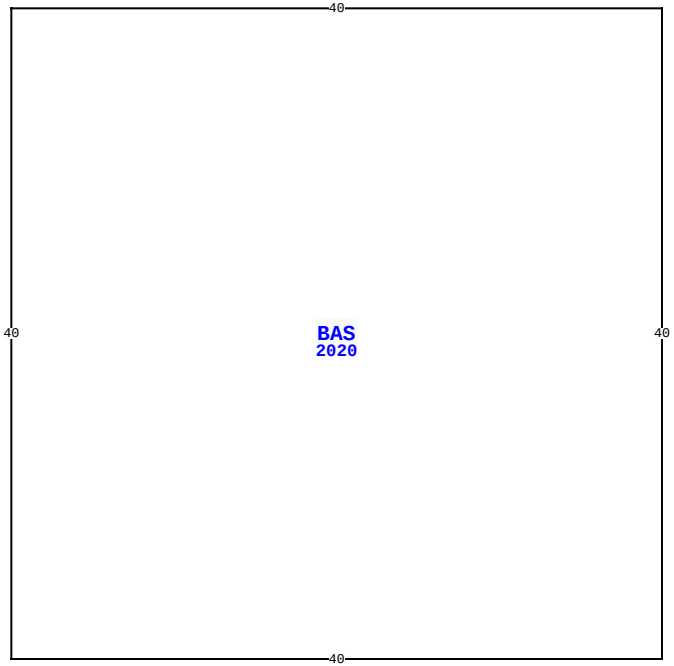
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
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
BAS	1,600	100	2020	1,600	38,001
TOTALS	1,600			1,600	38,001

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,600	66.8610	24.74	39,584	2020	2020	0	0	0	4.00	96.00

1 GARAGE RES – 0% - 0 Heated Area: 1600 HX Base Yr



LESSIE RD, HILLIARD

BLD DATE		LGL DATE	05/14/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	38,001
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	39,051
SOH/AGL Deduction	0
ASSESSED VALUE	39,051
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,051
TOTAL JUST VALUE	108,001
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	106,317

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20005071	GARAGE	77,280	06/11/2020

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 J						
GRANTEE: VANZANT CATHERINE J						
2509/0698	5/25/2021	QC	U	I	11	100
GRANTOR: VANZANT CATHERINE J						
GRANTEE: VANZANT CATHERINE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W40 S40 E40 N40$.

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

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	525.00	525.00	1,050							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 04/28/2021 BY KBA Total Acres: 2.00 Total Land Value: 1,050 Market: 70,000 Agricultural: 1,050 Common: 0 PRINTED 07/30/2025 BY SYS