PT OF NE1/4 OF NE1/4
IN OR 875/1061

BEASLEY JOHN P & DONNA M
3716 LEE STREET
HILLIARD, FL 32046

2026

17-3N-24-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

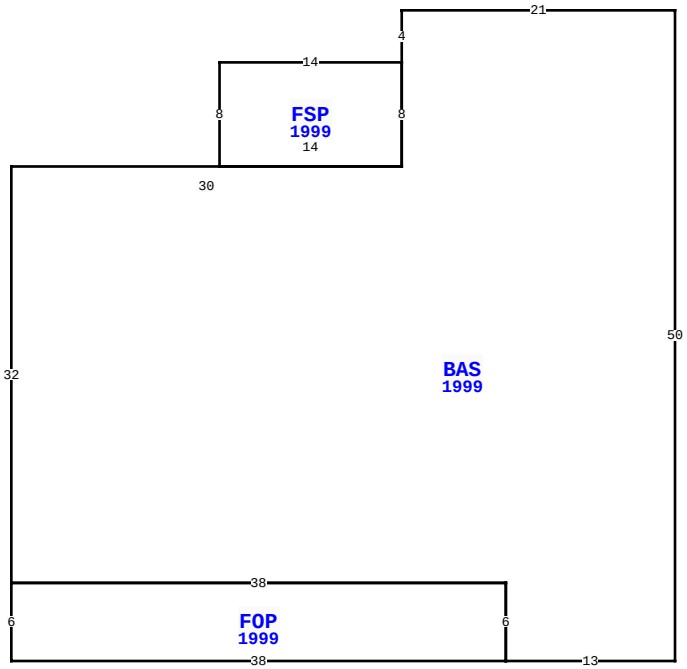
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,962	100	1999	1,962	183,696
FOP	228	30	1999	68	6,367
FSP	112	40	1999	45	4,213
TOTALS	2,302			2,075	194,276

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,075	105.8400	111.13	230,595	1999	2004	0	0	0	15.75	84.25

1 SINGLE FAM 100% - 2000 Heated Area: 1962 HX Base Yr 2000



3716 LEE ST, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,276
TOTAL MARKET OB/XF VALUE		44,573
TOTAL LAND VALUE - MARKET		28,000
TOTAL MARKET VALUE		266,849
SOH/AGL Deduction		123,726
ASSESSED VALUE		143,123
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		91,712
TOTAL JUST VALUE		266,849
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,946

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20220223	REPAIR/RRF	0	07/18/2022
9903044	NEW CONSTR	85,000	03/23/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0875/1061	3/22/1999	WD	Q	V		15,500

GRANTOR: JONES TERRY LEE
GRANTEE: BEASLEY JOHN & DONN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W21 S4 FSP=[YR=1999] W14 S8 E14 N8 $ S8 W30 S32 FOP=[YR=1999] S6 E38 N6 W38 $ E38 S6 E13 N50 $.

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	100	12	10	120.00	SF	30.00	30.00	100	2000	2000	3	20	720	
2	0860	POOL/SPA	0	100	30	0	1.00	UT	50,000.00	50,000.00	100	2000	2000	04	85	42,500	
4	0820	WOOD WALK	0	100	14	14	196.00	SF	11.75	11.75	100	2000	2000	3	40	921	
5	0940	SHEDS/PORT	0	100	12	6	72.00	SF	30.00	30.00	100	2000	2000	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 44,573

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	100	0006	R-2	114.00	140.00	1.00	LT		1.00	1.00	1.00	28,000.00	28,000.00	28,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 28,000 Market: 0 Agricultural: 0 Common: 28,000 PRINTED 07/09/2026 BY SYS