IN OR 2248/502
EX R/W IN OR 616/993
EX 4-1

REED JOSEPH R
574260 LESSIE RD
HILLIARD, FL 32046

2026

22-4N-25-0000-0004-0000

BUILDING CHARACTERISTICS

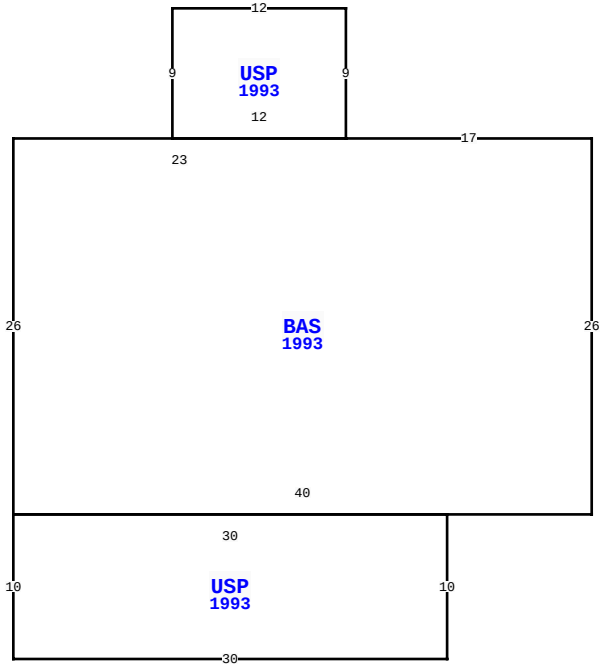
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1993	1,040	81,895
USP	108	30	1993	32	2,520
USP	300	30	1993	90	7,087
TOTALS	1,448			1,162	91,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,162	96.4600	101.28	117,687	1965	1965	0	0	0	22.25	77.75

1 SINGLE FAM 100% - 2019 Heated Area: 1040 HX Base Yr 2019



574260 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

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	17	12	204.00	SF	30.00	30.00	100	1980	1980	3	20	1,224	
2	0681	POLE SHED	0	100	17	16	272.00	SF	15.00	15.00	100	1985	1985	3	20	816	
3	0681	POLE SHED	0	100	12	10	120.00	SF	15.00	15.00	100	1985	1985	3	20	360	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	91,502
TOTAL MARKET OB/XF VALUE	2,400
TOTAL LAND VALUE - MARKET	107,800
TOTAL MARKET VALUE	201,702
SOH/AGL Deduction	99,422
ASSESSED VALUE	102,280
TOTAL EXEMPTION VALUE	HX HB 51,411
BASE TAXABLE VALUE	50,869
TOTAL JUST VALUE	201,702
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	182,228

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2248/0502	12/28/2018	WD	U	I	37	70,000
GRANTOR: TAYLOR DONALD W & SUS						
GRANTEE: REED JOSEPH R						
2205/1940	6/21/2018	PR	U	I	19	100
GRANTOR: JOYCE MARK P/R OF FAY						
GRANTEE: JOYCE MARK & KAREN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W17 USP=[YR=1993] N9 W12 S9 E12$ W23 S26
USP=[YR=1993] S10 E30 N10 W30$ E40 N26$.

LAND DESCRIPTION

TOTAL OB/XF 2,400

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	OR	0.00	0.00	3.08	AC		1.00	1.00	1.00	35,000.00	35,000.00	107,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.08 Total Land Value: 107,800 Market: 0 Agricultural: 0 Common: 107,800 PRINTED 07/09/2026 BY SYS