IN OR 767 PG 779
EX R/W IN OR 616/1003

RANKIN ROBERT C III & JOYCE
573966 LESSIE RD
HILLIARD, FL 32046

2026

22-4N-25-0000-0010-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 70
Interior Wall	05	DRYWALL 30
Interior Floo	09	PINE WOOD 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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

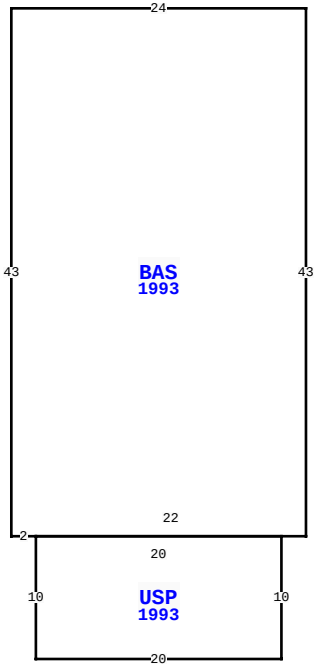
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,032	100	1993	1,032	39,970
USP	200	30	1993	60	2,324
TOTALS	1,232			1,092	42,293

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,092	73.7760	77.46	84,586	1950	1950	0	0	0	50.00	50.00

1 SINGLE FAM 100% - 2019 Heated Area: 1032 HX Base Yr 2019



573966 LESSIE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,048
TOTAL MARKET OB/XF VALUE		3,456
TOTAL LAND VALUE - MARKET		119,000
TOTAL MARKET VALUE		204,504
SOH/AGL Deduction		103,298
ASSESSED VALUE		101,206
TOTAL EXEMPTION VALUE	HX HB	48,134
BASE TAXABLE VALUE		53,072
TOTAL JUST VALUE		204,504
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971973	MH MOVE-ON	0	11/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0767/0779	8/02/1996	WD	Q	I		30,000
GRANTOR: GRIDER RUFUS M						
GRANTEE: RANKIN ROBERT III &						
0318/0805	8/04/1980	WD	Q	I		15,000
GRANTOR: RANKIN ROBERT C III &						
GRANTEE: GRIDER RUFUS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S43 E2 USP=[YR=1993] S10 E20 N10 W20$ E22 N43$.

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	24	12	288.00	SF	30.00	30.00	100	2003	2003	3	20	1,728	
2	0940	SHEDS/PORT	0	100	24	12	288.00	SF	30.00	30.00	100	1990	1990	3	20	1,728	

LAND DESCRIPTION

TOTAL OB/XF 3,456

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	3.40	AC		1.00	1.00	1.00	35,000.00	35,000.00	119,000							

REVIEW DATE 04/02/2024 BY TWA Total Acres: 3.40 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000 PRINTED 07/09/2026 BY SYS

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2026

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BUILDING CHARACTERISTICS

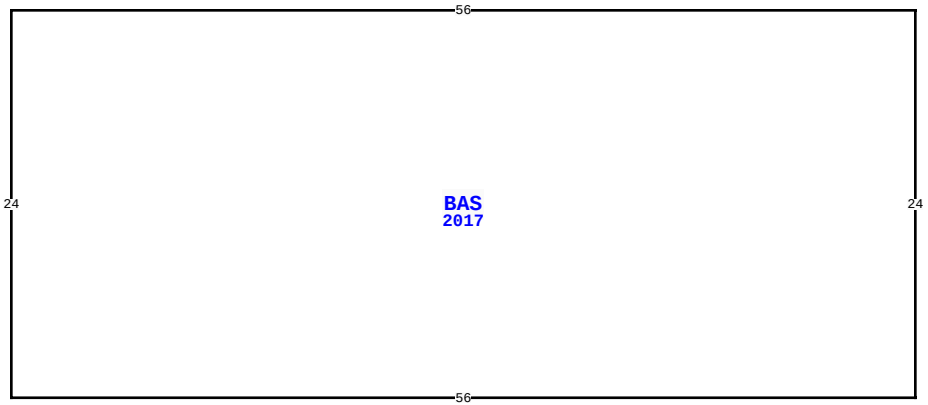
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,344	100	2017	1,344	39,755
TOTALS	1,344			1,344	39,755

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,344	116.0000	98.60	132,518	1979	1979	0	0	0	70.00	30.00

2 M/H 93- 0% - 2019 Heated Area: 1344 HX Base Yr 2019



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GRANTOR: RANKIN ROBERT C III &						
GRANTEE: GRIDER RUFUS M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W56 S24 E56 N24$.

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

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

REVIEW DATE 04/02/2024 BY TWA Total Acres: 3.40 Total Land Value: 119,000 Market: 0 Agricultural: 0 Common: 119,000 PRINTED 07/09/2026 BY SYS