PT GOVT LOTS 4 & 5 OF
SEC 22-4N-25E IN OR 2713/1517

KLUG JASON GREGORY & SHANELLE LESHA
573600 LESSIE RD
HILLIARD, FL 32046

2026

22-4N-25-0000-0013-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	05	Quality Level 05

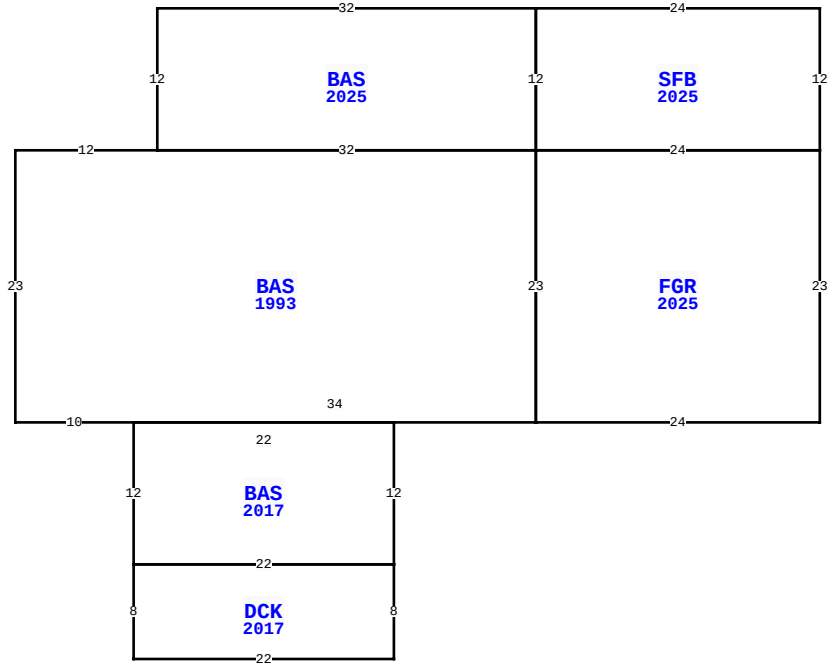
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,012	100	1993	1,012	113,753
BAS	264	100	2017	264	29,674
BAS	384	100	2025	384	43,163
DCK	176	15	2017	26	2,922
FGR	552	55	2025	304	34,171
SFB	288	80	2025	230	25,853
TOTALS	2,676			2,220	249,536

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,220	139.2000	118.32	262,670	1986	2021	0	0	0	5.00	95.00

1 M/H 93- 100% - 2025 Heated Area: 1890 HX Base Yr 2025



573600 LESSIE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		249,536
TOTAL MARKET OB/XF VALUE		2,760
TOTAL LAND VALUE - MARKET		83,500
TOTAL MARKET VALUE		335,796
SOH/AGL Deduction		83,279
ASSESSED VALUE		252,517
TOTAL EXEMPTION VALUE	HX HB AM	137,914
BASE TAXABLE VALUE		114,603
TOTAL JUST VALUE		335,796
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		319,166

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B94842	XFOB	6,187	03/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2713/1517	5/14/2024	WD	Q	I	01	345,000
GRANTOR: ALLISON BRANDON SCOTT						
GRANTEE: KLUG JASON GREGORY						
2253/0208	2/01/2019	WD	Q	I	01	90,100
GRANTOR: GOODE CONSTANCE M						
GRANTEE: ALLISON BRANDON SCO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=-32,12] W12 S23 E10 E34 N23 W32 $
FGR=[YR=2025;ORIG=0,35] E24 N23 W24 S23 $
BAS=[YR=2025;ORIG=-32,12] E32 N12 W32 S12 $
SFB=[YR=2025;ORIG=0,12] E24 N12 W24 S12 $
BAS=[YR=2017;ORIG=-34,35] S12 E22 N12 W22 $
DCK=[YR=2017;ORIG=-34,47] S8 E22 N8 W22 $
.

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	9	20	180.00	SF	30.00	30.00	100	1991	1991	3	20	1,080	
2	0510	GARAGE WD-	0	100	12	20	240.00	SF	35.00	35.00	100	1990	1990	3	20	1,680	

LAND DESCRIPTION

TOTAL OB/XF 2,760

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		OR	0.00	0.00	1.67	AC		1.00	1.00	1.00	50,000.00	50,000.00	83,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.67 Total Land Value: 83,500 Market: 0 Agricultural: 0 Common: 83,500 PRINTED 07/09/2026 BY SYS