

PT LYING WEST OF IN OR 2586/1233  
N1/2 OF NW1/4 OF NW1/4  
EX R/W OR 603/1237

HUGGINS BRYCE S & ASHTON  
573200 LESSIE RD  
HILLIARD, FL 32046

2026

26-4N-25-0000-0005-0000



| BUILDING CHARACTERISTICS |     |
|--------------------------|-----|
| ELEMENT                  | CD  |
| Exterior Wall            | 11  |
| Roof Structur            | 08  |
| Roof Cover               | 12  |
| Interior Wall            | 05  |
| Interior Floo            | 13  |
| Air Condition            | 03  |
| Heating Type             | 04  |
| Bedrooms                 | 3   |
| Bathrooms                | 3   |
| Frame                    | 02  |
| Stories                  | 1.5 |
| Units                    | 0   |

|                  |         |
|------------------|---------|
| Quality          | 03      |
| DOR CODE         | 0100    |
| MAP NUM          |         |
| NEIGHBORHOOD/LOC | 5001.00 |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|-----------|------------------|-------------|------|--------------|----------------------|
| BAS       | 2,251            | 100         | 2024 | 2,251        | 389,451              |
| FCP       | 600              | 25          | 2024 | 150          | 25,952               |
| FOP       | 306              | 30          | 2024 | 92           | 15,917               |
| FOP       | 424              | 30          | 2024 | 127          | 21,973               |
| FST       | 32               | 55          | 2024 | 18           | 3,115                |
| FUS       | 322              | 100         | 2024 | 322          | 55,710               |
| PTO       | 36               | 5           | 2024 | 2            | 347                  |
| STR       | 56               | 10          | 2024 | 6            | 1,039                |

|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 4,027 |  |  | 2,968 | 513,501 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |
|----------------|------------|
| L N            | OB/XF CODE |
| 1              | 0500       |

| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM | % COND |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|------|--------|
| 0500                                                     | 01  | 2,968     | 105.2800    | 174.76         | 518,688        | 2023 | 2023 | 0    | 0    | 1.00 | 99.00  |
| 1 SFR CUST 100% - 2024 Heated Area: 2573 HX Base Yr 2024 |     |           |             |                |                |      |      |      |      |      |        |
|                                                          |     |           |             |                |                |      |      |      |      |      |        |
| 573200 LESSIE RD, HILLIARD                               |     |           |             |                |                |      |      |      |      |      |        |

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

| NASSAU COUNTY PROPERTY    |           |
|---------------------------|-----------|
| PAGE 1 of 1               |           |
| VALUATION SUMMARY         |           |
| VALUATION BY              | STANDARD  |
| Tax Group: 4              | Tax Dist: |
| BUILDING MARKET VALUE     | 513,501   |
| TOTAL MARKET OB/XF VALUE  | 3,465     |
| TOTAL LAND VALUE - MARKET | 105,000   |
| TOTAL MARKET VALUE        | 621,966   |
| SOH/AGL Deduction         | 65,879    |
| ASSESSED VALUE            | 556,087   |
| TOTAL EXEMPTION VALUE     | 51,411    |
| BASE TAXABLE VALUE        | 504,676   |
| TOTAL JUST VALUE          | 621,966   |
| NCON VALUE                | 0         |
| INCOME VALUE              |           |
| PREVIOUS YEAR MKT VALUE   | 584,729   |

| PERMIT NUM | DESCRIPTION | AMT     | ISSUED     |
|------------|-------------|---------|------------|
| B2302103   | NEW CONSTR  | 466,949 | 02/16/2023 |
| 230000101  |             | 466,949 |            |

| SALES DATA                     |           |           |     |     |        |
|--------------------------------|-----------|-----------|-----|-----|--------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD |
| 2586/1233                      | 8/11/2022 | WD U      | V   | 11  |        |
| GRANTOR: CORBIN JANICE V & CAT |           |           |     |     |        |
| GRANTEE: HUGGINS BRYCE SCOTT   |           |           |     |     |        |
| 2192/1123                      | 4/05/2018 | QC U      | V   | 11  |        |
| GRANTOR: HUGGINS LAURIE ANNE   |           |           |     |     |        |
| GRANTEE: HUGGINS BRYCE S       |           |           |     |     |        |

| BUILDING NOTES |  |
|----------------|--|
|----------------|--|

| BUILDING DIMENSIONS                                                                                               |  |
|-------------------------------------------------------------------------------------------------------------------|--|
| BAS=[YR=2024;ORIG=10,10] E25 S4 E8 E13 S5 E18 N16 E13 S13 E4 S16 W4 S6 W6 W6 S4 W31 N4 W6 W3 S2 W13 S1 W12 N31 \$ |  |
| FST=[YR=2024;ORIG=35,10] E8 S4 W8 N4 \$                                                                           |  |
| FCP=[YR=2024;ORIG=10,10] E25 N4 N20 W25 S24 \$                                                                    |  |
| FOP=[YR=2024;ORIG=56,3] E18 S16 W18 N5 W13 N4 W8 N4 E21 N3 \$                                                     |  |
| FOP=[YR=2024;ORIG=81,48] N10 W6 S4 W31 N4 W6 S10 E17 E9 E17 \$                                                    |  |
| PTO=[YR=2024;ORIG=55,48] E9 S4 W9 N4 \$                                                                           |  |
| FUS=[YR=2024;ORIG=-20,10] E15 S16 W2 S8 W7 N3 W4 N2 W2 N19 \$                                                     |  |
| STR=[YR=2024;ORIG=-7,38] N4 W7 N3 W4 S7 E11 \$                                                                    |  |

| LAND DESCRIPTION |            |
|------------------|------------|
| L N              | OB/XF CODE |
| 1                | 000100     |