PT OF W1/2 OF NE1/4 OF SW1/4
IN OR 2551/1628
(EX PT IN OR 553/942,PT R/W

MCDONALD HOWARD JR & SHERYL D
572776 LESSIE RD
HILLIARD, FL 32046

2026

26-4N-25-0000-0007-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

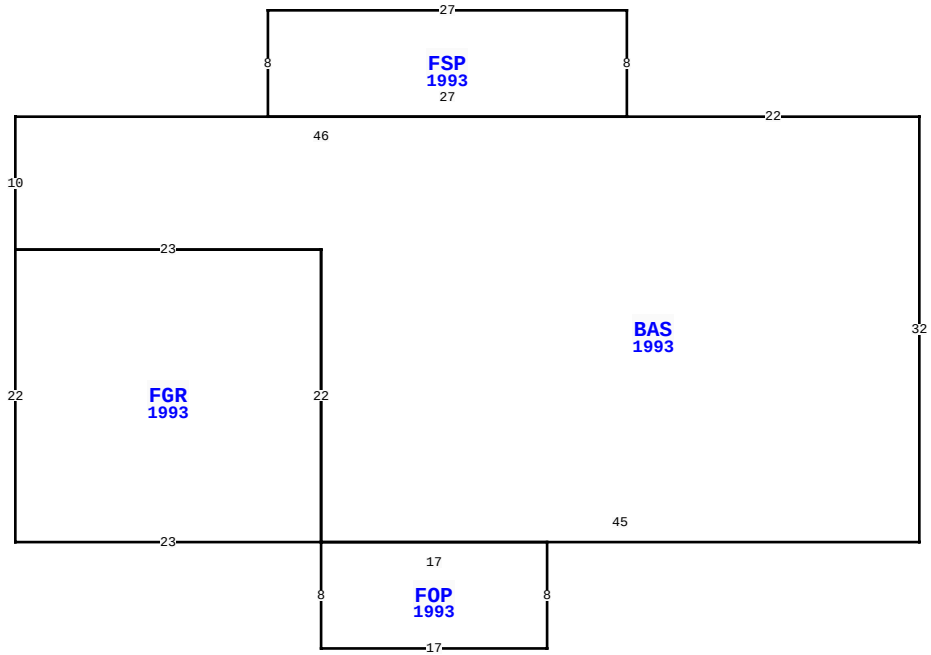
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	1,670	100	1993	1,670	165,402
FGR	506	55	1993	278	27,534
FOP	136	30	1993	41	4,061
FSP	216	40	1993	86	8,518
TOTALS	2,528			2,075	205,514

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	134.7500	141.49	293,592	1985	1985	0	0	0	30.00	70.00

1 SINGLE FAM 100% - 2023 Heated Area: 1670 HX Base Yr 2023



572776 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		331,896
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		136,500
TOTAL MARKET VALUE		470,286
SOH/AGL Deduction		61,508
ASSESSED VALUE		408,778
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		357,367
TOTAL JUST VALUE		470,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001362	REPAIR/RRF	29,700	02/13/2020

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1628	4/01/2022	WD	Q	I	02	319,000
GRANTOR: JOHNSON PAUL CHRISTOP						
GRANTEE: MCDONALD HOWARD JR						
2077/1078	9/21/2016	QC	U	I	11	100
GRANTOR: ARMSTRONG MARGIE J						
GRANTEE: JOHNSON PAUL CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W22 FSP=[YR=1993] N8 W27 S8 E27 $ W46 S10
FGR=[YR=1993] S22 E23 FOP=[YR=1993] S8 E17 N8 W17 $ N22 W23
$ E23 S22 E45 N32 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	54	1,890	

LAND DESCRIPTION

TOTAL OB/XF 1,890

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	3.90	AC		1.00	1.00	1.00	35,000.00	35,000.00	136,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.90 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/09/2026 BY SYS

PT OF W1/2 OF NE1/4 OF SW1/4
IN OR 2551/1628
(EX PT IN OR 553/942,PT R/W

MCDONALD HOWARD JR & SHERYL D
572776 LESSIE RD
HILLIARD, FL 32046

2026

26-4N-25-0000-0007-0050

BUILDING CHARACTERISTICS

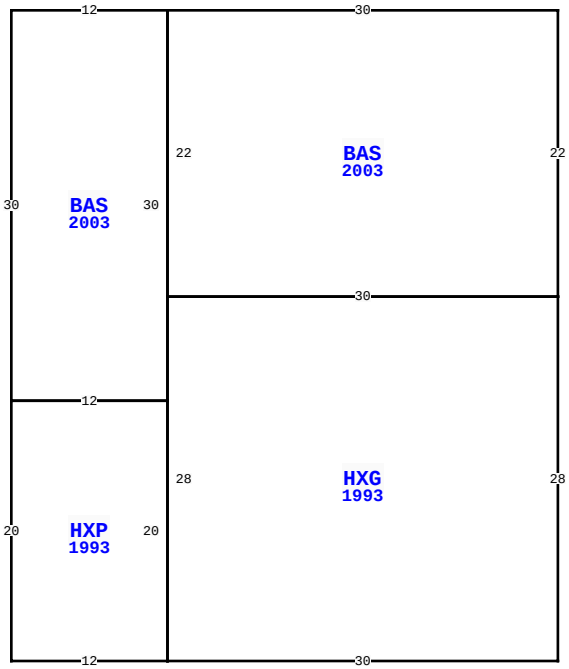
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	360	100	2003	360	29,278
BAS	660	100	2003	660	53,676
HXG	840	55	1993	462	37,573
HXP	240	30	1993	72	5,855
TOTALS	2,100			1,554	126,382

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,554	93.6000	98.28	152,727	1985	1985	0	0	0	17.25	82.75

2 SINGLE FAM 34.36% - 2023 Heated Area: 1020 HX Base Yr 2023



572776 LESSIE RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,896
TOTAL MARKET OB/XF VALUE		1,890
TOTAL LAND VALUE - MARKET		136,500
TOTAL MARKET VALUE		470,286
SOH/AGL Deduction		61,508
ASSESSED VALUE		408,778
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		357,367
TOTAL JUST VALUE		470,286
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		447,463

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2551/1628	4/01/2022	WD	Q	I	02	319,000
GRANTOR: JOHNSON PAUL CHRISTOP						
GRANTEE: MCDONALD HOWARD JR						
2077/1078	9/21/2016	QC	U	I	11	100
GRANTOR: ARMSTRONG MARGIE J						
GRANTEE: JOHNSON PAUL CHRIST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W30 BAS=[YR=2003] W12 S30 HXP=[YR=1993] S20 E12 HXG=[YR=1993] E30 N28 W30 S28 $ N20 W12 $ E12 N30 $ S22 E30 N22 $.

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 01/01/2023 BY CD Total Acres: 3.90 Total Land Value: 136,500 Market: 0 Agricultural: 0 Common: 136,500 PRINTED 07/09/2026 BY SYS