PT OF NE1/4 OF SW1/4
IN OR 2488/1709
EX R/W OR 602/664

WINGATE CHELSEA N
572734 LESSIE RD
HILLIARD, FL 32046

2026

26-4N-25-0000-0007-0090

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

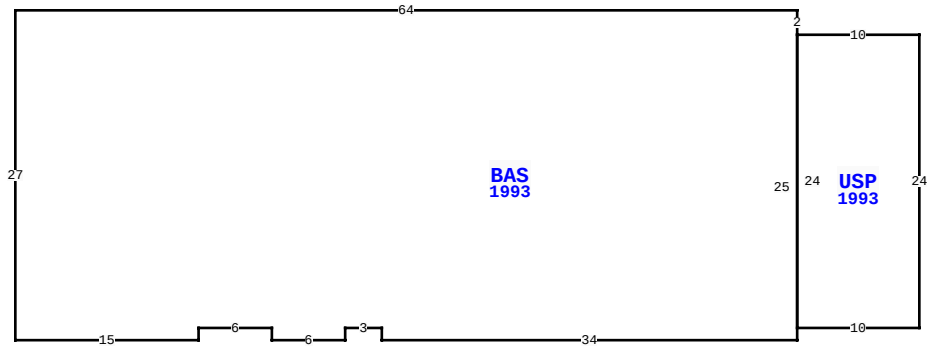
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,719	100	1993	1,719	51,549
USP	240	50	1993	120	3,599
TOTALS	1,959			1,839	55,148

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,839	117.6000	99.96	183,826	1989	1989	0	0	0	70.00	30.00

1 M/H 93- 100% - 2026 Heated Area: 1719 HX Base Yr 2026



572734 LESSIE RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		55,148
TOTAL MARKET OB/XF VALUE		3,784
TOTAL LAND VALUE - MARKET		80,000
TOTAL MARKET VALUE		138,932
SOH/AGL Deduction		0
ASSESSED VALUE		138,932
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		87,521
TOTAL JUST VALUE		138,932
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		127,033

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7498	MH MOVE-ON	40,000	10/05/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2488/1709	8/19/2021	WD	U	I	40	50,000
GRANTOR: ARMSTRONG ROY L & MAR						
GRANTEE: WINGATE CHELSEA N						
1258/1106	9/13/2004	WD	Q	I		75,000
GRANTOR: JOHNSON TRACY M & GWE						
GRANTEE: ARMSTRONG ROY L & M						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=1993] W10 BAS=[YR=1993] N2 W64 S27 E15 N1 E6 S1 E6 N1 E3 S1 E34 N25 $ S24 E10 N24 $.

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	14	12	168.00	SF	30.00	30.00	100	1993	1993	3	20	1,008	
2	0510	GARAGE WD-	0	100	20	16	320.00	SF	35.00	35.00	100	1995	1995	3	20	2,240	
6	1242	WD DECK A	0	100	0	0	268.00	SF	10.00	10.00	100	1996	1996	3	20	536	

LAND DESCRIPTION

TOTAL OB/XF 3,784

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	2.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	80,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.00 Total Land Value: 80,000 Market: 0 Agricultural: 0 Common: 80,000 PRINTED 07/09/2026 BY SYS