PT OF SE1/4 OF NW1/4 LYING
EAST OF LESSIE ROAD
IN OR 2854/284

WILLIS RYAN SCOTT & KRISTEN NICOLE
571861 LESSIE RD
HILLIARD, FL 32046

2026

35-4N-25-0000-0002-0020

NASSAU COUNTY PROPERTY

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 70
Interior Floo	14	CARPET 30
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	04	Quality Level 04

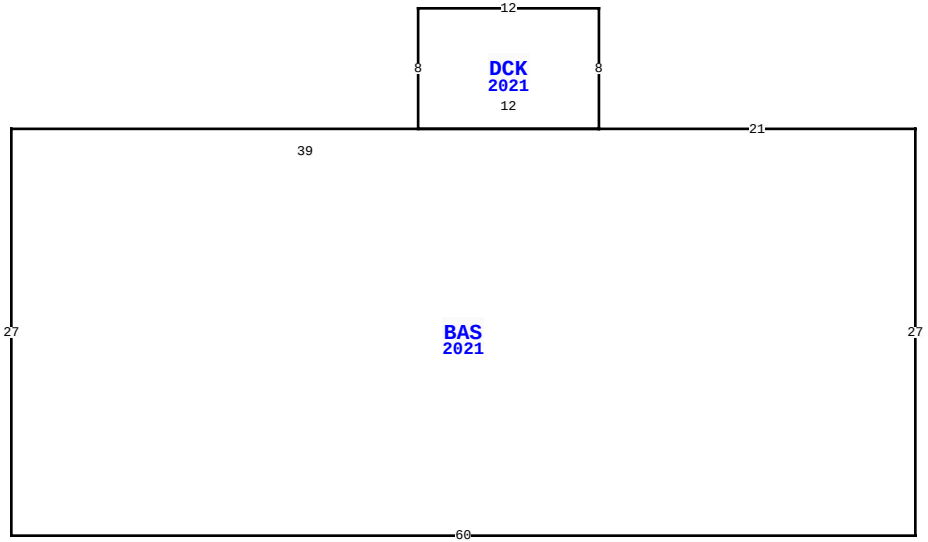
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	2021	1,620	177,647
DCK	96	15	2021	14	1,535
TOTALS	1,716			1,634	179,182

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,634	128.2600	115.43	188,613	2021	2021	0	0	0	5.00	95.00

1 M/H 94+ 0% - 0 Heated Area: 1620 HX Base Yr



571861 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	179,182
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	99,620
TOTAL MARKET VALUE	278,802
SOH/AGL Deduction	23,103
ASSESSED VALUE	255,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	255,699
TOTAL JUST VALUE	278,802
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	259,963

DW/MH ID: FLTHLCT28122G4000(A/B) _ 2021 TOWNHOMES

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21013393	MH MOVE-ON	0	10/01/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2854/284	3/02/2026	WD	Q	I	01	290,000

GRANTOR: SHANNON SANDRA
GRANTEE: WILLIS RYAN SCOTT &

2371/1427	6/23/2020	WD	U	V	37	13,500

GRANTOR: PALMER GARY E & BREND
GRANTEE: SHANNON SANDRA & MI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W21 DCK=[YR=2021] N8 W12 S8 E12$ W39 S27 E60 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	2.93	AC		1.00	1.00	0.85	40,000.00	34,000.00	99,620							

REVIEW DATE 01/23/2024 BY KW Total Acres: 2.93 Total Land Value: 99,620 Market: 0 Agricultural: 0 Common: 99,620 PRINTED 07/09/2026 BY SYS