PT OF NW1/4 OF SE1/4
IN OR 2121/1637 R433571
EX 9-5 THRU 9-11 & 9-13

OWENS DANTE MARCEL/TIMMONS ANGEL DENISE
571557 LESSIE RD
HILLIARD, FL 32046

2026

35-4N-25-0000-0009-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

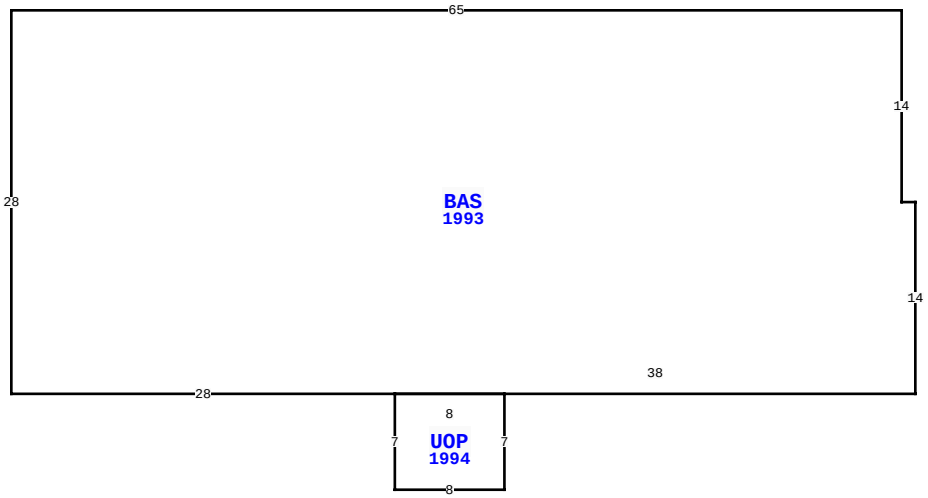
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,834	100	1993	1,834	54,063
UOP	56	25	1994	14	413
TOTALS	1,890			1,848	54,475

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,848	115.6000	98.26	181,584	1979	1979	0	0	0	70.00	30.00

1 M/H 93- 100% - 2019 Heated Area: 1834 HX Base Yr 2019



571557 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		54,475
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		91,200
TOTAL MARKET VALUE		145,675
SOH/AGL Deduction		81,061
ASSESSED VALUE		64,614
TOTAL EXEMPTION VALUE	HX HB	39,614
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		145,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		131,071

1979 FAMI__ RP# R4335710

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93512	NEW CONSTR	43,770	11/11/1993

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2121/1637	5/23/2017	QC	U	I	11	100

GRANTOR: TIMMONS ANGEL DENISE
GRANTEE: TIMMONS ANGEL DENIS

0673/1540	1/14/1994	WD	U	I	18	100

GRANTOR: ALDERMAN HOWARD E
GRANTEE: TIMMONS ANGEL DENIS

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W65 S28 E28 UOP=[YR=1994] S7 E8 N7 W8 $ E38 N14 W1 N14 $.

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	100		OR	0.00	0.00	2.28	AC		1.00	1.00	1.00	40,000.00	40,000.00	91,200							

REVIEW DATE 01/25/2024 BY KWA Total Acres: 2.28 Total Land Value: 91,200 Market: 0 Agricultural: 0 Common: 91,200 PRINTED 07/09/2026 BY SYS