PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 1233/964
BEING ONLY PT LYING E OF LANDS

COX LONNIE
30727 NELSON RD
HILLIARD, FL 32046-9466

2026

38-4N-23-0000-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
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	03	Quality Level 03

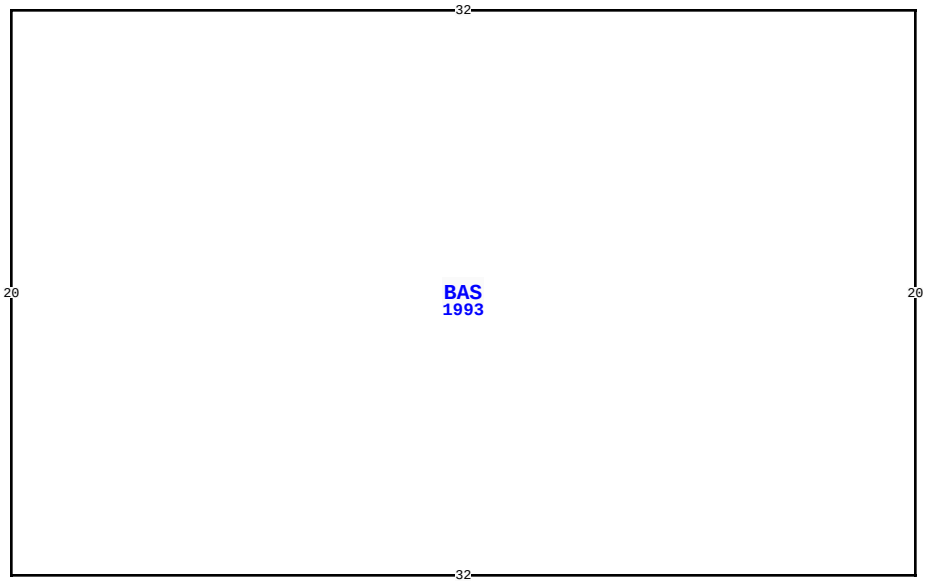
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	1993	640	27,552
TOTALS	640			640	27,552

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	640	78.1000	82.00	52,480	1964	1970	0	0	0	47.50	52.50

1 SINGLE FAM 100% - 2017 Heated Area: 640 HX Base Yr 2017



30727 NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		116,486
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		87,040
TOTAL MARKET VALUE		203,526
SOH/AGL Deduction		91,775
ASSESSED VALUE		111,751
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		60,340
TOTAL JUST VALUE		203,526
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		201,672

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E0514135	ELEC OTHER	2,000	02/01/2005
C10049	CO ISSUED	0	08/01/2002
E018084	CHNGE SRVC	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1233/0964	5/26/2004	QC	U	I	07	100
GRANTOR: KITCHINGS INMAN ETAL						
GRANTEE: NELSON MARGIE L/E &						
1224/1726	4/22/2004	QC	U	I	07	100
GRANTOR: KITCHINGS INMAN & LIN						
GRANTEE: NELSON MARGIE L & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W32 S20 E32 N20$.

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	0007	OR	0.00	0.00	2.56	AC		1.00	1.00	1.00	34,000.00	34,000.00	87,040							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.56 Total Land Value: 87,040 Market: 0 Agricultural: 0 Common: 87,040 PRINTED 07/09/2026 BY SYS

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SEC 38-4N-23E IN OR 1233/964
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HILLIARD, FL 32046-9466

2026

38-4N-23-0000-0001-0000

BUILDING CHARACTERISTICS

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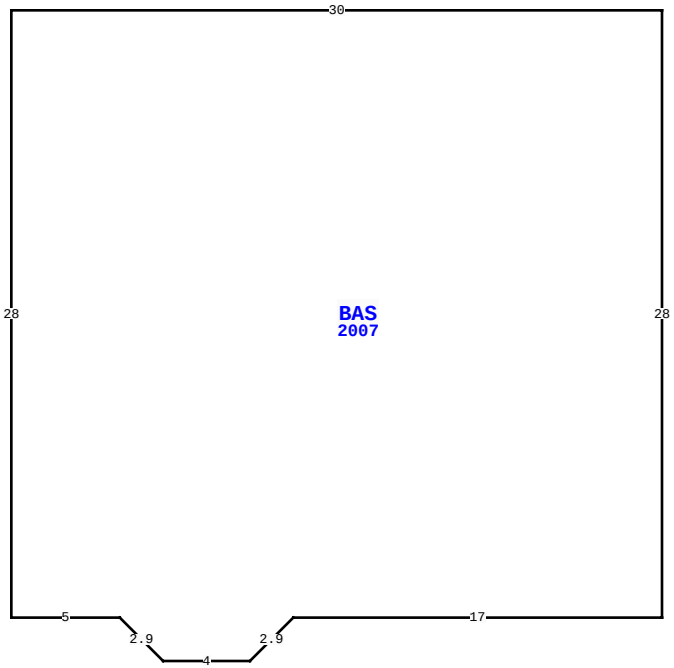
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	852	100	2007	852	88,934
TOTALS	852			852	88,934

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	852	108.6480	114.08	97,196	2007	2007	0	0	0	8.50	91.50

2 SINGLE FAM 100% - 2017 Heated Area: 852 HX Base Yr 2017



30727 NELSON RD, HILLIARD

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NASSAU COUNTY PROPERTY

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GRANTOR: KITCHINGS INMAN ETAL						
GRANTEE: NELSON MARGIE L/E &						
1224/1726	4/22/2004	QC	U	I	07	100
GRANTOR: KITCHINGS INMAN & LIN						
GRANTEE: NELSON MARGIE L & L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W30 S28 E5 D2 R2 E4 R2 U2 E17 N28$.

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: 2.56 Total Land Value: 87,040 Market: 0 Agricultural: 0 Common: 87,040 PRINTED 07/09/2026 BY SYS