PT WILLIAM NELSON GRANT
SEC 38-4N-25E IN OR 2845/1496
LYING SW OF LESSIE RD

DELAGRANGE CINDY RAE L/E/
576366 LESSIE RD
HILLIARD, FL 32046

2026

38-4N-25-0000-0012-0000

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 50
Interior Floo	14	CARPET 50
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	05	Quality Level 05

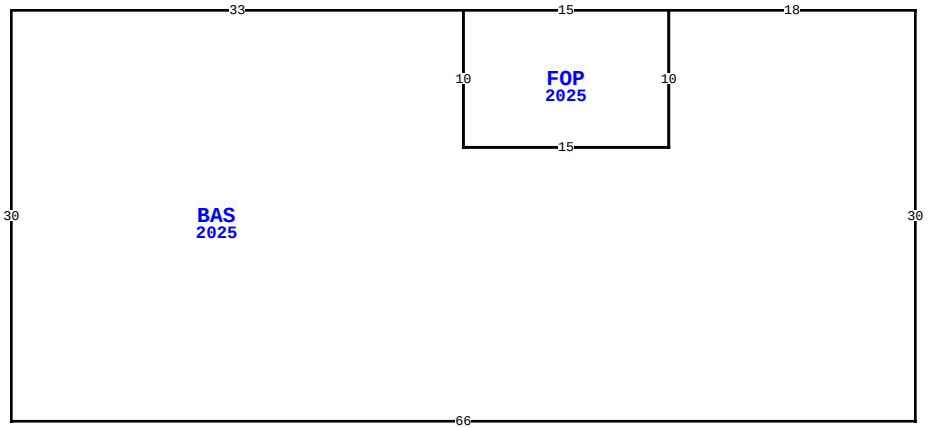
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,830	100	2025	1,830	228,927
FOP	150	30	2025	45	5,629
TOTALS	1,980			1,875	234,556

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,875	140.4000	126.36	236,925	2024	2024	0	0	0	1.00	99.00

1 M/H 94+ 100% - 2025 Heated Area: 1830 HX Base Yr 2025



576366 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		254,788
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		130,900
TOTAL MARKET VALUE		385,688
SOH/AGL Deduction		23,243
ASSESSED VALUE		362,445
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		306,034
TOTAL JUST VALUE		385,688
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		352,916

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH240003059	2023 DW 30*66 3/	0	03/18/2024
B230015666		2,400	12/08/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2845/1496	1/20/2026	SW	U	I	11	100
GRANTOR: DELAGRANGE CINDY RAE						
GRANTEE: SHIPPY JACQUELINE						
2679/1476	10/23/2023	SW	Q	V	02	81,500
GRANTOR: FIRST COAST INC						
GRANTEE: DELAGRANGE CINDY &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2025;ORIG=10,10] E33 S10 E15 N10 E18 S30 W66 N30 $
FOP=[YR=2025;ORIG=43,20] E15 N10 W15 S10 $
.

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	0006	OR			3.74	AC		1.00	1.00	1.00	35,000.00	35,000.00	130,900							

REVIEW DATE 05/14/2024 BY TW Total Acres: 3.74 Total Land Value: 130,900 Market: 0 Agricultural: 0 Common: 130,900 PRINTED 07/09/2026 BY SYS

PT WILLIAM NELSON GRANT
SEC 38-4N-25E IN OR 2845/1496
LYING SW OF LESSIE RD

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576366 LESSIE RD
HILLIARD, FL 32046

2026

38-4N-25-0000-0012-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	05	Quality Level 05

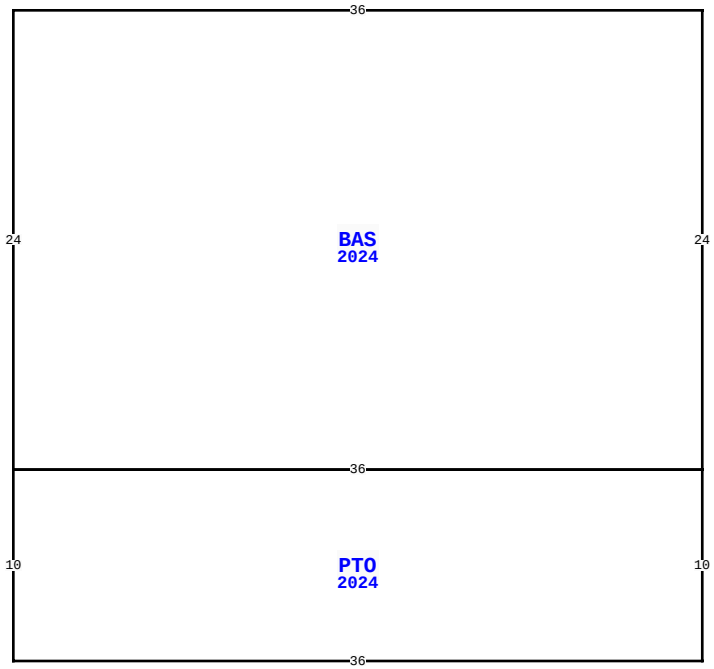
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	2024	864	19,819
PTO	360	5	2024	18	413
TOTALS	1,224			882	20,232

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	882	59.4000	23.17	20,436	2024	2024	0	0	0	1.00	99.00

2 GARAGE RES 100% - 2025 Heated Area: 864 HX Base Yr 2025



576366 LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
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NASSAU COUNTY PROPERTY

PAGE 2 of 2 4

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PERMIT NUM	DESCRIPTION	AMT	ISSUED

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2679/1476	10/23/2023	SW	Q	V	02	81,500
GRANTOR: FIRST COAST INC						
GRANTEE: DELAGRANGE CINDY &						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=50,16] E36 S24 W36 N24 $
PTO=[YR=2024;ORIG=50,40] E36 S10 W36 N10 $
.

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

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