

LOT 3 (F/K/A PAR 2-6)  
IN OR 1893/789  
PROSPECT LANDING PLANTATION #2

ALESSI MICHAEL & DANIELLE  
39883 PROSPECT LANDING RD  
HILLIARD, FL 32046

2026

40-4N-24-1661-0003-0000



| BUILDING CHARACTERISTICS |             |                  |
|--------------------------|-------------|------------------|
| ELEMENT                  | CD          | CONSTRUCTION     |
| Exterior Wall            | 05          | AVERAGE 100      |
| Roof Structur            | 03          | GABLE/HIP 100    |
| Roof Cover               | 12          | MODULAR MT 100   |
| Interior Wall            | 05          | DRYWALL 100      |
| Interior Floo            | 14          | CARPET 80        |
| Interior Floo            | 11          | CLAY TILE 20     |
| Air Condition            | 03          | CENTRAL 100      |
| Heating Type             | 04          | AIR DUCTED 100   |
| Bedrooms                 | 4           | 100              |
| Bathrooms                | 3           | 100              |
| Frame                    | 02          | WOOD FRAME 100   |
| Stories                  | 1.          | 1. 100           |
| Units                    | 0           | 100              |
| Occupancy                | 00          | NONE 100         |
|                          |             |                  |
| Quality                  | 05          | Quality Level 05 |
| 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       | 1,668            | 100         | 1993 | 1,668        | 195,717              |
| BAS       | 936              | 100         | 2009 | 936          | 109,827              |
| FGR       | 752              | 55          | 1993 | 414          | 48,577               |
| FOP       | 112              | 30          | 1993 | 34           | 3,989                |
| FUS       | 1,512            | 100         | 1993 | 1,512        | 177,413              |
| PTO       | 1,025            | 5           | 2009 | 51           | 5,984                |

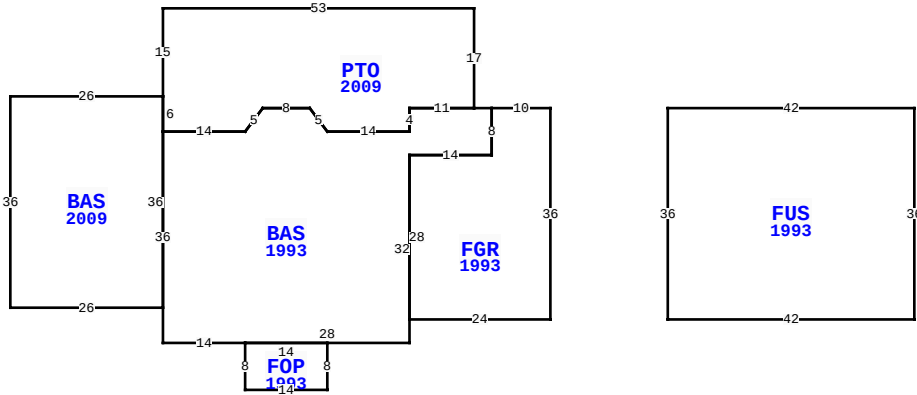
|        |       |  |  |       |         |
|--------|-------|--|--|-------|---------|
| TOTALS | 6,005 |  |  | 4,615 | 541,509 |
|--------|-------|--|--|-------|---------|

| EXTRA FEATURES |            |             |     |     |    |    |          |    |           |
|----------------|------------|-------------|-----|-----|----|----|----------|----|-----------|
| L N            | OB/XF CODE | DESCRIPTION | BLD | CAP | L  | W  | UNITS    | UT | Adj R     |
| 1              | 0200       | BARN WD 0-  | 0   | 100 | 38 | 40 | 1,520.00 | SF | 20.00     |
| 2              | 0500       | FP-PRE FAB  | 0   | 100 | 0  | 0  | 5.00     | UT | 3,500.00  |
| 3              | 0860       | POOL/SPA    | 0   | 100 | 26 | 0  | 1.00     | UT | 50,000.00 |
| 6              | 0530       | STBL WD     | 0   | 100 | 40 | 21 | 840.00   | SF | 30.00     |
| 7              | 0350       | CARPORT WD  | 0   | 100 | 36 | 12 | 432.00   | SF | 13.00     |
| 9              | 1123       | CB 8"       | 0   | 100 | 90 | 2  | 180.00   | SF | 6.15      |
| 11             | 0937       | WELL        | 0   | 100 | 0  | 0  | 1.00     | UT | 6,000.00  |
| 12             | 0681       | POLE SHED   | 0   | 100 | 60 | 24 | 1,440.00 | SF | 15.00     |
| 13             | 0510       | GARAGE WD-  | 0   | 100 | 26 | 20 | 520.00   | SF | 35.00     |
| 14             | 0351       | CARPORT MT  | 0   | 100 | 35 | 20 | 700.00   | SF | 10.00     |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS |
| 1                | 000100   | C   | RES                  | 100 | 0005 | OR       | 0.00  | 0.00  | 10.00       |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |
|                  |          |     |                      |     |      |          |       |       |             |

|             |            |    |    |
|-------------|------------|----|----|
| REVIEW DATE | 01/01/2023 | BY | CD |
|-------------|------------|----|----|

| MARKET ADJUSTMENTS                                       |     |           |             |                |                |      |      |      |      |       |        |
|----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|-------|--------|
| TYPE                                                     | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM  | % COND |
| 0900                                                     | 01  | 4,615     | 99.8976     | 138.86         | 640,839        | 1992 | 1992 | 0    | 0    | 15.50 | 84.50  |
| 1 SNGL FAM 100% - 2014 Heated Area: 4116 HX Base Yr 2014 |     |           |             |                |                |      |      |      |      |       |        |



39883 PROSPECT LANDING RD, HILLIARD

|           |         |             |    |        |                 |            |     |
|-----------|---------|-------------|----|--------|-----------------|------------|-----|
| BLD DATE  |         |             |    |        | LGL DATE        | 05/12/2026 | MLU |
| XF DATE   |         |             |    |        | LAND DATE       |            |     |
| INC DATE  |         |             |    |        | AG DATE         |            |     |
| ORIG COND | YEAR ON | YEAR ACTUAL | Q  | % COND | OB/XF MKT VALUE | NOTES      |     |
| 100       | 1986    | 1986        | 3  | 20     | 6,080           |            |     |
| 100       | 1992    | 1992        | 3  | 68     | 11,900          |            |     |
| 100       | 1995    | 1995        | 04 | 85     | 42,500          |            |     |
| 100       | 2000    | 2000        | 3  | 26     | 6,552           |            |     |
| 100       | 2000    | 2000        | 3  | 20     | 1,123           |            |     |
| 100       | 2000    | 2000        | 3  | 75     | 830             |            |     |
| 100       | 2010    | 2010        | 3  | 100    | 6,000           |            |     |
| 100       | 2010    | 2010        | 3  | 52     | 11,232          |            |     |
| 100       | 2012    | 2012        | 3  | 60     | 10,920          |            |     |
| 100       | 2025    | 2024        |    | 97     | 6,790           |            |     |

| TOTAL OB/XF |          |     |                      |     |      |          |       |       |             |           |      |
|-------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N         | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1           | 000100   | C   | RES                  | 100 | 0005 | OR       | 0.00  | 0.00  | 10.00       | AC        | 1.00 |
|             |          |     |                      |     |      |          |       |       |             |           |      |
|             |          |     |                      |     |      |          |       |       |             |           |      |
|             |          |     |                      |     |      |          |       |       |             |           |      |
|             |          |     |                      |     |      |          |       |       |             |           |      |
|             |          |     |                      |     |      |          |       |       |             |           |      |
|             |          |     |                      |     |      |          |       |       |             |           |      |
|             |          |     |                      |     |      |          |       |       |             |           |      |
|             |          |     |                      |     |      |          |       |       |             |           |      |

|              |       |                   |         |         |   |               |   |
|--------------|-------|-------------------|---------|---------|---|---------------|---|
| Total Acres: | 10.00 | Total Land Value: | 190,000 | Market: | 0 | Agricultural: | 0 |
|--------------|-------|-------------------|---------|---------|---|---------------|---|

| NASSAU COUNTY PROPERTY    |  |           |   |
|---------------------------|--|-----------|---|
| PAGE 1 of 1               |  |           | 4 |
| VALUATION SUMMARY         |  |           |   |
| VALUATION BY              |  | STANDARD  |   |
| Tax Group: 4              |  | Tax Dist: |   |
| BUILDING MARKET VALUE     |  | 541,509   |   |
| TOTAL MARKET OB/XF VALUE  |  | 103,927   |   |
| TOTAL LAND VALUE - MARKET |  | 190,000   |   |
| TOTAL MARKET VALUE        |  | 835,436   |   |
| SOH/AGL Deduction         |  | 393,422   |   |
| ASSESSED VALUE            |  | 442,014   |   |
| TOTAL EXEMPTION VALUE     |  | 51,411    |   |
| BASE TAXABLE VALUE        |  | 390,603   |   |
| TOTAL JUST VALUE          |  | 835,436   |   |
| NCON VALUE                |  | 0         |   |
| INCOME VALUE              |  | 0         |   |
| PREVIOUS YEAR MKT VALUE   |  | 789,946   |   |

| PERMIT NUM | DESCRIPTION | AMT   | ISSUED     |
|------------|-------------|-------|------------|
| E22711     | ELEC OTHER  | 0     | 06/01/2010 |
| M14975     | H/AC        | 0     | 12/01/2009 |
| M993896    | H/AC        | 0     | 08/01/1999 |
| B94984     | SWIM POOL   | 7,300 | 05/01/1994 |
| 03979      | H/AC        | 3,800 | 10/31/1991 |
| 4511       | NEW CONSTR  | 2,000 | 10/31/1991 |

| SALES DATA                   |            |           |     |     |            |
|------------------------------|------------|-----------|-----|-----|------------|
| OFF RECORD Number            | DATE       | TYPE INST | Q U | V I | RSN CD     |
| 1893/0789                    | 12/05/2013 | WD        | Q   | I   | 01         |
| GRANTOR: KORNACKI DEBRA      |            |           |     |     | SALE PRICE |
| GRANTEE: ALESSI MICHAEL & DA |            |           |     |     |            |
| 0603/0650                    | 8/11/1900  | WD        | Q   | V   |            |
| GRANTOR: JOHNSON SAMUEL E    |            |           |     |     | 47,900     |
| GRANTEE: KORNACKI KERY & D   |            |           |     |     |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|
|                |  |  |  |  |  |  |  |  |  |

| BUILDING DIMENSIONS                                          |  |  |  |  |  |  |  |  |  |
|--------------------------------------------------------------|--|--|--|--|--|--|--|--|--|
| FGR=[YR=1993] W10 BAS=[YR=1993] W3 PTO=[YR=2009] N17 W53 S15 |  |  |  |  |  |  |  |  |  |
| BAS=[YR=2009] W26 S36 E26 N36\$ S6 E14 U4 R3 E8 D4 R3 E14    |  |  |  |  |  |  |  |  |  |
| N4 E11\$ W11 S4 W14 U4 L3 W8 D4 L3 W14 S36 E14               |  |  |  |  |  |  |  |  |  |
| FOP=[YR=1993] S8 E14 N8 W14\$ E28 N32 E14 N8\$S8 W14 S28 E24 |  |  |  |  |  |  |  |  |  |
| N36\$ PTR= E20 FUS=[YR=1993] E42 S36 W42 N36\$ W20\$.        |  |  |  |  |  |  |  |  |  |