PT GOVT LOT 2 OF SEC 2-3N-25E
& PT OF JAMES EWIN GRANT
SEC 42-3N-25E IN OR 2563-1109

VANZANT CATHERINE J
57913 LESSIE RD
HILLIARD, FL 32046

2026

42-3N-25-0000-0001-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	24	CORG METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Kit	09	ECON NEW N/A 0
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		1 100
Bathrooms		1 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01

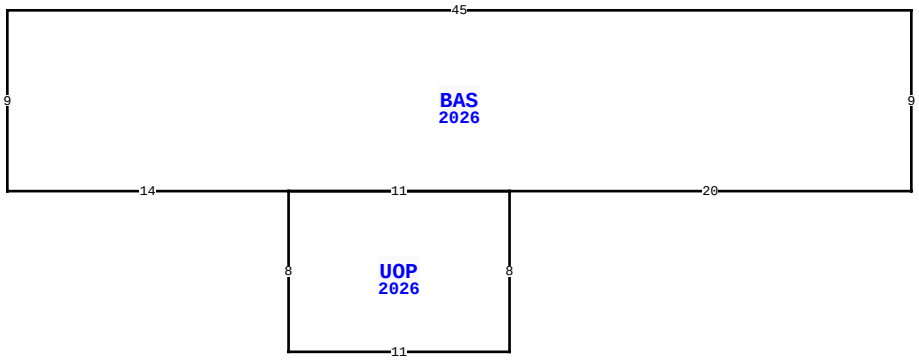
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	405	100	2026	405	24,494
UOP	88	20	2026	18	1,089
TOTALS	493			423	25,583

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	423	57.6000	60.48	25,583	2025	2025	0	0	0	0.00	100.00

1 SINGLE FAM 0% - 2026 Heated Area: 405 HX Base Yr



LESSIE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	25,583
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	121,450
TOTAL MARKET VALUE	147,033
SOH/AGL Deduction	0
ASSESSED VALUE	147,033
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,033
TOTAL JUST VALUE	147,033
NCON VALUE	25,583
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	104,100

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2563/1109	5/12/2022	QC	U	V	11	100
GRANTOR: VANZANT CATHERINE J						
GRANTEE: VANZANT CATHERINE J						
2509/0696	5/25/2021	QC	U	V	11	100
GRANTOR: VANZANT CATHERINE J						
GRANTEE: VANZANT CATHERINE J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=10,10] E45 S9 W20 W11 W14 N9 $
UOP=[YR=2026;ORIG=35,19] W11 S8 E11 N8 $
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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	0006	OR	0.00	0.00	3.47	AC		1.00	1.00	1.00	35,000.00	35,000.00	121,450							

REVIEW DATE 05/12/2025 BY MLU Total Acres: 3.47 Total Land Value: 121,450 Market: 0 Agricultural: 0 Common: 121,450 PRINTED 07/09/2026 BY SYS