PT SEC 17-4N-25E & PT WILLIAM
NELSON GRANT SEC 38-4N-25E
IN OR 2234/1695

LEWIS DAVID M
475919 MIDDLE RD
HILLIARD, FL 32046

2023

17-4N-25-0000-0003-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5500	TIMBERLAND 80-89	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

475213 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	389,200
TOTAL MARKET VALUE	15,290
SOH/AGL Deduction	0
ASSESSED VALUE	15,290
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	15,290
TOTAL JUST VALUE	389,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2234/1695	7/25/2018	WD	U	V	11	100

GRANTOR: LEWIS LIVING TRUST
GRANTEE: LEWIS DAVID M

BUILDING NOTES

BUILDING DIMENSIONS

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	005500	A	TIMBER 2 SI	0			0.00	0.00	27.80	AC		1.00	1.00	1.00	550.00	550.00	15,290							
2	009910	M	MKT.VAL.AG	0			0.00	0.00	27.80	AC		1.00	1.00	1.00	14,000.00	14,000.00	389,200							

REVIEW DATE 07/28/2023 BY KWX Total Acres: 27.80 Total Land Value: 15,290 Market: 389,200 Agricultural: 15,290 Common: 0 PRINTED 08/02/2023 BY SYS