

LEWIS ERIC
376866 KINGS FERRY ROAD
HILLIARD, FL 32046

2023



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																												
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																										
Exterior Wall	20	FACE BRICK 90								0100	01	2,016	121.4906	109.65	221,054	1964	1980		0	0	27.97	72.03	VALUATION BY																									
Exterior Wall	05	AVERAGE 10								1 SINGLE FAM - 0% - 2023														Heated Area: 1537								HX Base Yr								STANDARD								
Roof Structur	03	GABLE/HIP 100																														Tax Group: 4								Tax Dist:								
Roof Cover	12	MODULAR MT 100																														BUILDING MARKET VALUE								159,225								
Interior Wall	04	PLYWOOD 50																														TOTAL MARKET OB/XF VALUE								40,966								
Interior Wall	05	DRYWALL 50																														TOTAL LAND VALUE - MARKET								35,000								
Interior Floo	13	LVT/LAMNT 100																														TOTAL MARKET VALUE								235,191								
Air Condition	03	CENTRAL 100																														SOH/AGL Deduction								0								
Heating Type	04	AIR DUCTED 100																														ASSESSED VALUE								235,191								
Bedrooms		3 100																														TOTAL EXEMPTION VALUE								0								
Bathrooms		2 100																														BASE TAXABLE VALUE								235,191								
Frame	02	WOOD FRAME 100																														TOTAL JUST VALUE								235,191								
Stories	1.	1. 100																														NCON VALUE								0								
Units		0 100																														INCOME VALUE																
BUD8 Adjustme	04	DIST 01 100																														PREVIOUS YEAR MKT VALUE								167,160								
Occupancy	00	NONE 100																																														
Quality		05	Quality Level 05																																													
DOR CODE		0100	SINGLE FAMILY																																													
MAP NUM			MKT AREA																														05															
NEIGHBORHOOD/LOC		5001.00																																														
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																												
BAS	1,537	100	1,537	121,394																																												
UGR	672	45	302	23,852																																												
UOP	189	20	38	3,001																																												
UOP	496	20	99	7,819																																												
UST	88	45	40	3,159																																												
TOTALS		2,982		2,016	159,225																																											
EXTRA FEATURES										376945 KINGS FERRY RD, HILLIARD										BLD DATE										LGL DATE																		
																				XF DATE										LAND DATE																		
																				INC DATE										AG DATE																		
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																															
1	0812	CONCRETE C	0	0	0	0	2,765.00	SF	4.00	4.00	100	1995	1995	3	72	7,963																																
2	0351	CARPORT MT	0	0	18	32	576.00	SF	10.00	10.00	100	2000	2000	3	20	1,152																																
3	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2000	2000	3	20	800																																
5	0940	SHEDS/PORT	0	0	10	16	160.00	SF	18.30	18.30	100	2000	2000	3	20	1,171																																
6	0511	GARAGE CB-	0	0	24	30	720.00	SF	40.00	40.00	100	2000	2000	3	80	23,040																																
7	0681	POLE SHED	0	0	30	12	360.00	SF	15.00	15.00	100	2005	2005	3	44	2,376																																
8	0751	UOP	0	0	6	35	210.00	SF	10.00	10.00	100	1995	1995	3	24	504																																
9	0351	CARPORT MT	0	0	30	22	660.00	SF	10.00	10.00	100	2012	2012	3	60	3,960																																
LAND DESCRIPTION										TOTAL OB/XF										40,966																												
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																								
1	000115	C	SFR ACRES		0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000																														