PT SEC 18-4N-25
IN OR 2581/1527

LEWIS ERIC
376866 KINGS FERRY RD
HILLIARD, FL 32046

2023

18-4N-25-0000-0001-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	6100	PASTURELAND 2	
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

KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 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	0
TOTAL MARKET OB/XF VALUE	2,847
TOTAL LAND VALUE - MARKET	320,600
TOTAL MARKET VALUE	12,075
SOH/AGL Deduction	0
ASSESSED VALUE	12,075
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	12,075
TOTAL JUST VALUE	323,447
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B941329	XFOB	12,240	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2581/1527	7/28/2022	QC	U	V	11	100
GRANTOR: CLEMONS KIMBERLY						
GRANTEE: LEWIS ERIC						
2532/0691	1/24/2022	WD	U	V	11	100
GRANTOR: HICKS CYNTHIA						
GRANTEE: CLEMONS KIMBERLY						

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
1	0350	CARPORT WD	0	0	30	30	900.00	SF	13.00	13.00	100	1975	1975	3	20	2,340	
2	0681	POLE SHED	0	0	13	13	169.00	SF	15.00	15.00	100	1980	1980	3	20	507	

LAND DESCRIPTION

TOTAL OB/XF 2,847

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	006100	A	PASTURE 2	0		OR	0.00	0.00	16.14	AC		1.00	1.00	1.00	400.00	400.00	6,456							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	6.76	AC		1.00	1.00	1.00	410.00	410.00	2,772							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	22.90	AC		1.00	1.00	1.00	14,000.00	14,000.00	320,600							

REVIEW DATE 11/02/2022 BY KWX Total Acres: 22.90 Total Land Value: 9,228 Market: 320,600 Agricultural: 9,228 Common: 0 PRINTED 08/02/2023 BY SYS