

PT NE1/4 OF NW1/4
IN OR 2581/1544

LEWIS ERIC
376866 KINGS FERRY RD
HILLIARD, FL 32046-0747

2023

18-4N-25-0000-0003-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY														
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																
Exterior Wall		30	VINYL 100		0800	02	2,474	134.2000	93.94	232,408	2003	2003	0	0	0	46.00	54.00	VALUATION BY		STANDARD														
Roof Structure		03	GABLE/HIP 100		2 M/H 94+ - 100% - 2023										Heated Area: 2230										HX Base Yr 2023									
Roof Cover		12	MODULAR MT 100																															
Interior Wall		05	DRYWALL 100																															
Interior Floor		08	SHT VINYL 50																															
Interior Floor		14	CARPET 50																															
Air Condition		03	CENTRAL 100																															
Heating Type		04	AIR DUCTED 100																															
Bedrooms			3 100																															
Bathrooms			2 100																															
Frame		02	WOOD FRAME 100																															
Stories		1.	1. 100																															
Units			0 100																															
Quality		04	Quality Level 04																															
DOR CODE		0200	MOBILE HOME																															
MAP NUM			MKT AREA												05																			
NEIGHBORHOOD/LOC		5001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																														
BAS	2,046	100	2,046	103,789																														
DCK	120	15	18	913																														
FEP	216	85	184	9,334																														
UCP	816	20	163	8,268																														
UOP	252	25	63	3,196																														
TOTALS		3,450		2,474	125,500																													
EXTRA FEATURES					376866 KINGS FERRY RD, HILLIARD																													
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																		
6	0350	CARPORT WD	0 100	24	10	240.00	SF	13.00	13.00	100	2002	2002	3	21	655																			
7	0681	POLE SHED	0 100	14	10	140.00	SF	15.00	15.00	100	2003	2003	3	36	756																			
8	0681	POLE SHED	0 100	20	12	240.00	SF	15.00	15.00	100	2018	2018	3	90	3,240																			
9	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2017	2017	3	82	2,952																			
10	0351	CARPORT MT	0 100	18	20	360.00	SF	10.00	10.00	100	2017	2017	3	82	2,952																			