PT OF NE1/4 OF NW1/4
IN OR 2611/1735 AS TO PARCEL 1
(EX OR 2636/1981)

LEWIS KIMBERLY SUZANNE L/E/WISE KATE MARIE
PO BOX 747
HILLIARD, FL 32046

2023

18-4N-25-0000-0003-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

376908 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	16,628
TOTAL LAND VALUE - MARKET	63,350
TOTAL MARKET VALUE	79,978
SOH/AGL Deduction	0
ASSESSED VALUE	79,978
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	79,978
TOTAL JUST VALUE	79,978
NCON VALUE	16,628
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C2208083	CO		07/27/2023
B22-08083	SFR- BARNDO		05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1735	1/05/2023	QC	U	I	11	100

GRANTOR: LEWIS KIMBERLY SUZANN

GRANTEE: WISE KATE MARIE

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	0510	GARAGE WD-	0	0	39	30	1,170.00	SF	35.00	35.00	100	2023	1980		24	9,828	
2	0351	CARPORT MT	0	0	20	20	400.00	SF	10.00	10.00	100	2023	1995		20	800	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2023	1975		100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 16,628

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	000115	C	SFR ACRES	0	0006	OR	0.00	0.00	1.81	AC		1.00	1.00	1.00	35,000.00	35,000.00	63,350							

REVIEW DATE 07/28/2023 BY KW Total Acres: 1.81 Total Land Value: 63,350 Market: 0 Agricultural: 0 Common: 63,350 PRINTED 08/02/2023 BY SYS