PT OR 1604/1832
L/E IN PT OR 268/93
(EX R/W OR 248/385 &

LEWIS LIVING TRUST/LEWIS CLAUDE S TRUSTEE
475673 MIDDLE ROAD
HILLIARD, FL 32046-6227

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5401	TIMBER 2-1 SI 90+	
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

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	3,369
TOTAL LAND VALUE - MARKET	433,580
TOTAL MARKET VALUE	24,845
SOH/AGL Deduction	2,422
ASSESSED VALUE	22,423
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	22,423
TOTAL JUST VALUE	436,949
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	437,372

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1597/1193	12/16/2008	WD	U	V	01	100
GRANTOR: LEWIS CLAUDE SINCLAIR						
GRANTEE: LEWIS CLAUDE S & BA						
1580/0474	8/06/2008	WD	U	V	01	100
GRANTOR: LEWIS CLAUDE SINCLAIR						
GRANTEE: LEWIS CLAUDE S & BA						

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	0351	CARPORT MT	0	0	18	21	378.00	SF	10.00	10.00	100	2005	2005	3	24	907	
2	0351	CARPORT MT	0	0	18	26	468.00	SF	10.00	10.00	100	2005	2005	3	24	1,123	
3	0351	CARPORT MT	0	0	18	31	558.00	SF	10.00	10.00	100	2005	2005	3	24	1,339	

LAND DESCRIPTION

TOTAL OB/XF 3,369

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	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	24.97	AC		1.00	1.00	1.00	795.00	795.00	19,851							
2	005901	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	225.00	225.00	1,125							
3	005010	A	SVCE ACRGE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	30.97	AC		1.00	1.00	1.00	14,000.00	14,000.00	433,580							

REVIEW DATE 02/28/2019 BY KBA Total Acres: 30.97 Total Land Value: 21,476 Market: 433,580 Agricultural: 21,476 Common: 0 PRINTED 08/06/2024 BY SYS