IN OR 52/205 & OR 108/704
PT OR 2522/455

LEWIS ERIC
376866 KINGS FERRY ROAD
HILLIARD, FL 32046

2024

18-4N-25-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	13	LVT/LAMNT 100
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
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

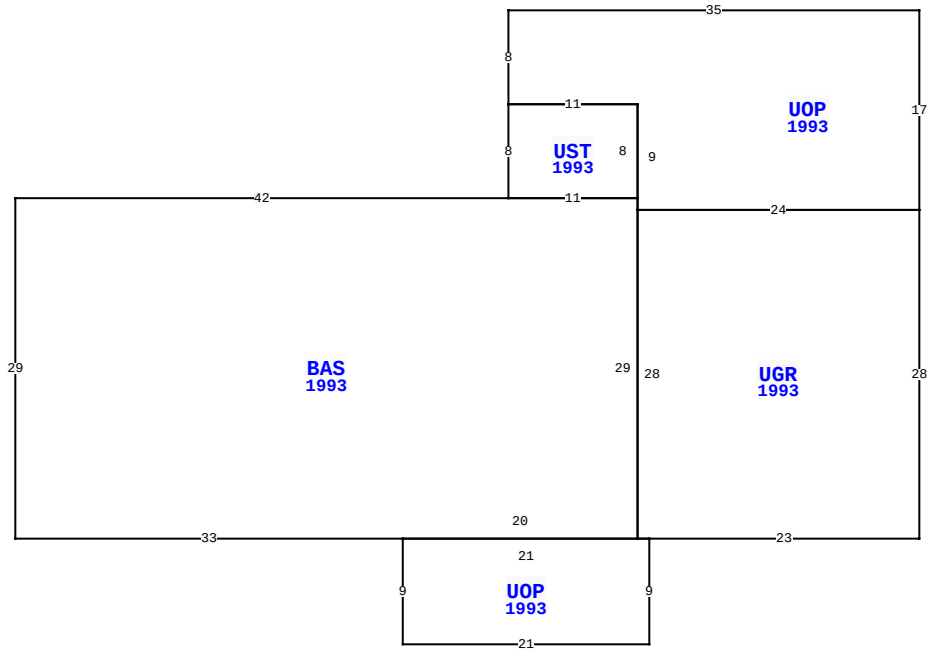
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,537	100	1,537	126,859
UGR	672	45	302	24,926
UOP	189	20	38	3,136
UOP	496	20	99	8,171
UST	88	45	40	3,302
TOTALS	2,982		2,016	166,394

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,016	121.4906	115.42	232,687	1964	1980	0	0	0	28.49	71.51

1 SINGLE FAM – 0% - 2023 Heated Area: 1537 HX Base Yr



376945 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	166,394
TOTAL MARKET OB/XF VALUE	39,890
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	241,284
SOH/AGL Deduction	0
ASSESSED VALUE	241,284
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,284
TOTAL JUST VALUE	241,284
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	235,191

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7090	REPAIR/RRF	1,000	03/18/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1547	7/28/2022	QC	U	I	11	100
GRANTOR: CLEMONS KIMBERLY & CY						
GRANTEE: LEWIS ERIC						
2522/0455	12/14/2021	QC	U	I	11	100
GRANTOR: LEWIS RAYMOND E EST						
GRANTEE: LEWIS ERIC						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W35 S8 UST=[YR=1993] S8 BAS=[YR=1993] W42S29 E33 UOP=[YR=1993] S9 E21 N9 UGR=[YR=1993] E23 N28 W24 S28 E1$ W21$ E20 N29 W11$ E11 N8 W11$ E11 S9 E24 N17$.

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	0812	CONCRETE C	0	0	0	0	2,765.00	SF	4.00	4.00	100	1995	1995	3	70	7,742	
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	
4	0940	SHEDS/PORT	0	0	10	16	160.00	SF	18.30	18.30	100	2000	2000	3	20	1,171	
5	0511	GARAGE CB-	0	0	24	30	720.00	SF	40.00	40.00	100	2000	2000	3	79	22,752	
6	0681	POLE SHED	0	0	30	12	360.00	SF	15.00	15.00	100	2005	2005	3	40	2,160	
7	0751	UOP	0	0	6	35	210.00	SF	10.00	10.00	100	1995	1995	3	23	483	
8	0351	CARPORT MT	0	0	30	22	660.00	SF	10.00	10.00	100	2012	2012	3	55	3,630	

LAND DESCRIPTION

TOTAL OB/XF 39,890

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	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							

REVIEW DATE 12/02/2022 BY KW Total Acres: 1.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 08/06/2024 BY SYS