

PT OF SEC 18-4N-25E
IN OR 2611/1735 AS TO PARCEL 4
(EX OR 2353/1737)

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

2024

18-4N-25-0000-0003-0010



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																						
															VALUATION BY										STANDARD														
															Tax Group: 4										Tax Dist:														
															BUILDING MARKET VALUE										0														
															TOTAL MARKET OB/XF VALUE										0														
															TOTAL LAND VALUE - MARKET										280,000														
															TOTAL MARKET VALUE										9,300														
															SOH/AGL Deduction										0														
															ASSESSED VALUE										9,300														
															TOTAL EXEMPTION VALUE										0														
															BASE TAXABLE VALUE										9,300														
DOR CODE					5501					TIMBER 2-2 SI 80-89																													
MAP NUM										MKT AREA					05																								
NEIGHBORHOOD/LOC					5001.00																																		
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																			
TOTALS																																							
EXTRA FEATURES					REVERE RD, HILLIARD										BLD DATE					LGL DATE					05/19/2023 MLU														
															XF DATE					LAND DATE																			
															INC DATE					AG DATE																			
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																								
LAND DESCRIPTION															TOTAL OB/XF															0									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV															
1	005501	A	TIMB2-2 SI	0		OR	0.00	0.00	15.00	AC		1.00	1.00	1.00	545.00	545.00	8,175																						
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	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	14,000.00	14,000.00	280,000																						
REVIEW DATE 05/19/2023 BY MLU Total Acres: 20.00 Total Land Value: 9,300 Market: 280,000 Agricultural: 9,300 Common: 0 PRINTED 08/06/2024 BY SYS																																							