BLOCK 49 LOTS 1 TO 4 INC
IN OR 1057/1228
TOWN OF HILLIARD

HICKS CYNTHIA
376976 KINGS FERRY RD
HILLIARD, FL 32046

2025

08-3N-24-2380-0049-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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

ORANGE ST, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	132,314
TOTAL MARKET VALUE	132,314
SOH/AGL Deduction	24,503
ASSESSED VALUE	107,811
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,811
TOTAL JUST VALUE	132,314
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,010

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1571	7/28/2022	QC	U	V	11	100
GRANTOR: LEWIS ERIC & KIMBERLY						
GRANTEE: HICKS CYNTHIA						
2522/0512	12/14/2021	QC	U	V	11	100
GRANTOR: LEWIS RAYMOND E EST						
GRANTEE: HICKS CYNTHIA						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	001000	C	COMMERCIAL	0		C-1	0.00	0.00	176,418.00	SF		1.00	1.00	1.00	0.75	0.75	132,314							

REVIEW DATE 08/01/2022 BY KBA Total Acres: 4.05 Total Land Value: 132,314 Market: 0 Agricultural: 0 Common: 132,314 PRINTED 07/30/2025 BY SYS