PT OR 1604/1832
EAST OF ROAD
(EX OR 752/810, OR 1111/705,

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

**2025**

**08-4N-25-0000-0006-0010**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 5500 | TIMBERLAND 80-89 | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

MIDDLE RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/13/2025 MLU |
| INC DATE | | AG DATE | 10/31/2024 KBA |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 175,500 |
| TOTAL MARKET VALUE | 4,725 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 4,725 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 4,725 |
| TOTAL JUST VALUE | 175,500 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 160,000 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| 94777 | GARAGE | 7,344 | 02/01/1994 |
| 8250 | NEW CONSTR | 49,688 | 07/21/1992 |

### SALES DATA

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

### 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 | 005500 | A | TIMBER 2 N S | 0 | | OR | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 525.00 | 525.00 | 4,725 | | | | | | | |
| 2 | 009910 | M | MARKET VALUE | 0 | | OR | 0.00 | 0.00 | 9.00 | AC | | 1.00 | 1.00 | 1.00 | 19,500.00 | 19,500.00 | 175,500 | | | | | | | |

REVIEW DATE 05/13/2025 BY MLU Total Acres: 9.00 Total Land Value: 4,725 Market: 175,500 Agricultural: 4,725 Common: 0 PRINTED 07/30/2025 BY SYS