IN OR 1111/705
FLFLX70A27384ST21 &
FLFLX70B27384ST21

LEWIS DAVID MICHAEL
475919 MIDDLE ROAD
HILLIARD, FL 32046

2025

08-4N-25-0000-0006-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Quality	04	Quality Level 04

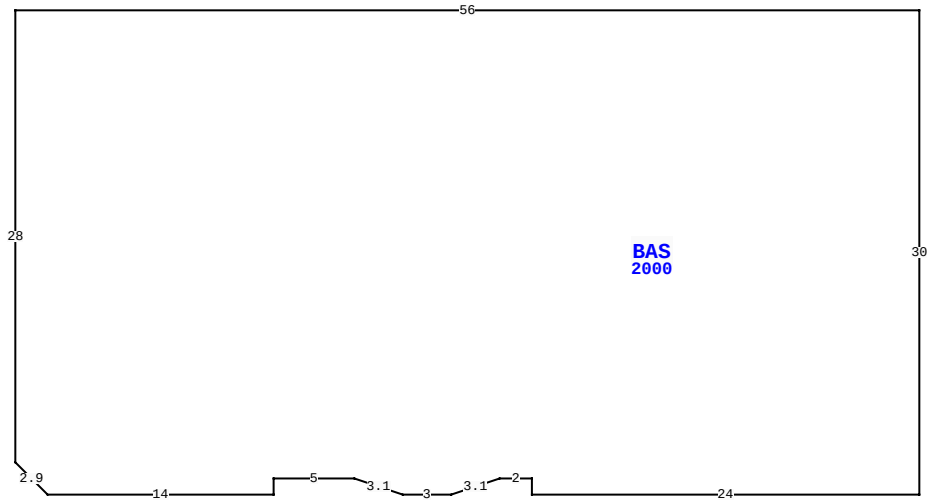
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,668	100	2000	1,668	76,767
TOTALS	1,668			1,668	76,767

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,668	128.9200	109.58	182,779	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2001 Heated Area: 1668 HX Base Yr 2001



475919 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		76,767
TOTAL MARKET OB/XF VALUE		7,260
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		129,027
SOH/AGL Deduction		68,987
ASSESSED VALUE		60,040
TOTAL EXEMPTION VALUE	HX HB VX	40,040
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		129,027
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,374

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992717	MH MOVE-ON	0	01/06/1999
MH971617	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1111/0705	2/04/2003	QC	Q	I	06	100
GRANTOR: LEWIS CLALUDE & BARBA						
GRANTEE: LEWIS DAVID LEWIS						
0736/1322	8/16/1995	QC	Q	V	06	100
GRANTOR: FOURAKER MILDRED C						
GRANTEE: LEWIS DAVID MICHAEL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W56 S28 R2 D2 E14 N1 E5 D1 R3 E3 U1 R3 E2 S1 E24 N30$.

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	0754	FOP	0	100	11	20	220.00	SF	15.00	15.00	100	1996	1996	3	20	660	
2	0751	UOP	0	100	10	10	100.00	SF	10.00	10.00	100	1997	1997	3	24	240	
3	0751	UOP	0	100	8	10	80.00	SF	10.00	10.00	100	1996	1996	3	23	184	
4	0350	CARPORT WD	0	100	20	22	682.00	SF	13.00	13.00	100	1997	1997	3	20	1,773	
5	0810	CONCRETE A	0	100	9	22	264.00	SF	6.50	6.50	100	1997	1997	3	72	1,236	
6	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	81	1,620	
7	0350	CARPORT WD	0	100	10	22	220.00	SF	10.40	10.40	100	2003	2003	3	20	458	
8	0940	SHEDS/PORT	0	100	16	12	192.00	SF	20.10	20.10	100	2003	2003	3	20	772	
9	0940	SHEDS/PORT	0	100	10	12	120.00	SF	13.20	13.20	100	2003	2003	3	20	317	

LAND DESCRIPTION

TOTAL OB/XF 7,260

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	000100	C	RES	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 08/03/2020 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS