PT LOT 48 SUB LOT 7
IN OR 2255/1497
CORNWALL SURVEY

BRAND VICTOR LEWIS JR
371827 HENRY SMITH ROAD
HILLIARD, FL 32046

2025

17-3N-24-2020-0048-0070

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

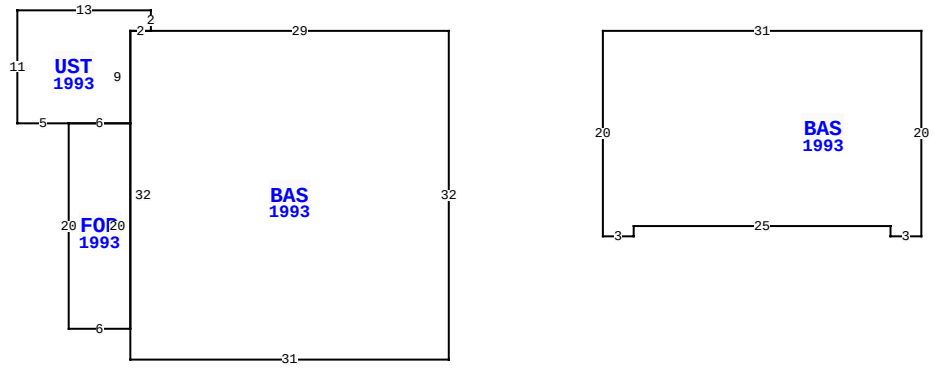
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	595	100	1993	595	46,605
BAS	992	100	1993	992	77,701
FOP	120	30	1993	36	2,820
UST	125	45	1993	56	4,386
TOTALS	1,832			1,679	131,512

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,679	97.0000	97.00	162,863	1976	1976	0	0	0	19.25	80.75

1 SINGLE FAM – 100% - 2022 Heated Area: 1587 HX Base Yr 2022



371827 HENRY SMITH RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		131,512
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		44,100
TOTAL MARKET VALUE		175,612
SOH/AGL Deduction		38,052
ASSESSED VALUE		137,560
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		86,838
TOTAL JUST VALUE		175,612
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,723

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0309202	REMODEL	14,500	07/14/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2255/1497	2/11/2019	QC	U	I	11	100
GRANTOR: BRAND VICTOR LEWIS SR						
GRANTEE: BRAND VICTOR LEWIS						
0505/0699	12/01/1986	WD	Q	I		37,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 UST=[YR=1993] N2 W13 S11 E5 FOP=[YR=1993] S20 E6 N20 W6$ E6 N9 E2$W2 S32 E31 N32$ PTR= E15
BAS=[YR=1993] E31 S20 W3 N1 W25 S1 W3 N20 $ W15 $.

EXTRA FEATURES

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	000100	C	RES	100	0006	A-1	130.00	300.00	0.98	AC		1.00	1.00	1.00	45,000.00	45,000.00	44,100							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.98 Total Land Value: 44,100 Market: 0 Agricultural: 0 Common: 44,100 PRINTED 07/30/2025 BY SYS