PT GOVT LOT 3 OF SEC 17-4N-25E
IN OR 1591/1945 (EX R/W
IN OR 601/1114)

LEWIS LIVING TRUST/LEWIS BARBARA R TRUSTEE
475673 MIDDLE ROAD
HILLIARD, FL 32046-6227

2025

17-4N-25-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

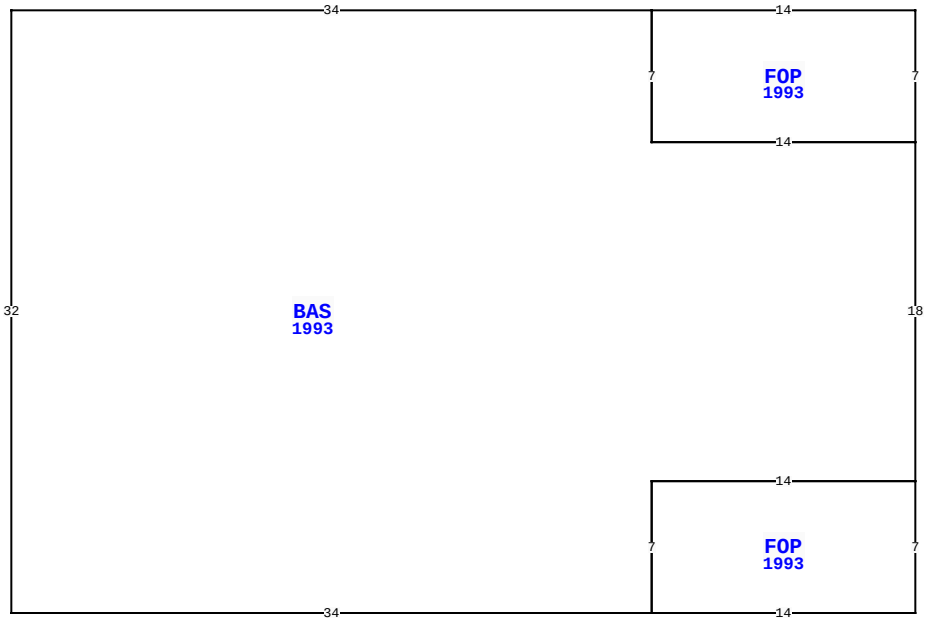
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,340	100	1993	1,340	96,883
FOP	98	30	1993	29	2,097
FOP	98	30	1993	29	2,097
TOTALS	1,536			1,398	101,077

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,398	91.5200	91.52	127,945	1969	1969	0	0	0	21.00	79.00

1 SINGLE FAM – 100% - 0 Heated Area: 1340 HX Base Yr 2009



475673 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		114,434
TOTAL MARKET OB/XF VALUE		1,586
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		161,020
SOH/AGL Deduction		88,130
ASSESSED VALUE		72,890
TOTAL EXEMPTION VALUE	BX HX HB DX	57,890
BASE TAXABLE VALUE		15,000
TOTAL JUST VALUE		161,020
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1591/1945	7/07/2008	WD	U	I	07	100
GRANTOR: LEWIS CLAUDE SINCLAIR						
GRANTEE: LEWIS LIVING TRUST						
1580/0477	7/07/2008	WD	Q	I	01	100
GRANTOR: LEWIS CLAUDE SINCLAIR						
GRANTEE: LEWIS LIVING TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W34 S32 E34 FOP=[YR=1993] E14 N7 W14S7$ N7 E14 N18 FOP=[YR=1993] N7 W14 S7E14$ W14 N7$.

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	0810	CONCRETE A	0	100	0	0	328.00	SF	6.50	6.50	100	1983	1983	3	38	810	
2	0855	CONC PAVER	0	100	0	0	144.00	SF	7.00	7.00	100	2000	2000	3	77	776	

LAND DESCRIPTION

TOTAL OB/XF 1,586

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	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS

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Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

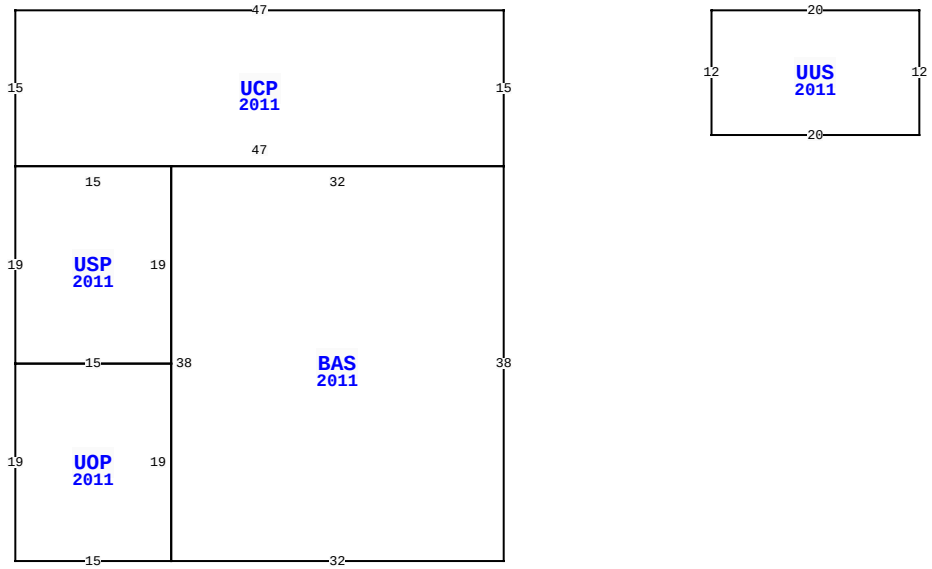
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	2011	1,216	10,026
UCP	705	20	2011	141	1,163
UOP	285	20	2011	57	470
USP	285	30	2011	86	709
UUS	240	50	2011	120	990
TOTALS	2,731			1,620	13,357

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,620	44.5740	16.49	26,714	1983	1983	0	0	0	50.00	50.00

2 GARAGE RES – 100% - 0 Heated Area: 1216 HX Base Yr 2009



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GRANTEE: LEWIS LIVING TRUST						
1580/0477	7/07/2008	WD	Q	I	01	100
GRANTOR: LEWIS CLAUDE SINCLAIR						
GRANTEE: LEWIS LIVING TRUST						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2011] W47 S15 USP=[YR=2011] S19 UOP=[YR=2011] S19 E15
BAS=[YR=2011] E32 N38 W32 S38$ N19 W15$ E15 N19 W15$ E47 N15$
PTR=E20 UUS=[YR=2011] E20 S12 W20 N12$ W20$.

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

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