PT SEC 17-4N-25E & PT WILLIAM
NELSON GRANT SEC 38-4N-25E
IN OR 2234/1695

LEWIS DAVID M
475919 MIDDLE RD
HILLIARD, FL 32046

2025

17-4N-25-0000-0003-0020

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

475213 MIDDLE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	14,700
TOTAL LAND VALUE - MARKET	403,100
TOTAL MARKET VALUE	29,295
SOH/AGL Deduction	0
ASSESSED VALUE	29,295
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	29,295
TOTAL JUST VALUE	417,800
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	404,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250005449	ADD AG BRN	0	05/20/2025

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2234/1695	7/25/2018	WD	U	V	11	100

GRANTOR: LEWIS LIVING TRUST
GRANTEE: LEWIS DAVID M

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
1	0680	POLE SHED	0	0	50	30	1,500.00	SF	10.00	10.00	100	2024	2023		98	14,700	

TOTAL OB/XF 14,700

LAND DESCRIPTION

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	27.80	AC		1.00	1.00	1.00	525.00	525.00	14,595							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	27.80	AC		1.00	1.00	1.00	14,500.00	14,500.00	403,100							

REVIEW DATE 07/28/2023 BY KWX Total Acres: 27.80 Total Land Value: 14,595 Market: 403,100 Agricultural: 14,595 Common: 0 PRINTED 07/30/2025 BY SYS