

HICKS CYNTHIA LEWIS
376976 KINGS FERRY RD
HILLIARD, FL 32046

18-4N-25-0000-0003-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION			
Exterior Wall	15	CONC BLOCK 100			
RooF Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 60			
Interior Wall	04	PLYWOOD 40			
Interior Floo	08	SHT VINYL 70			
Interior Floor	03	CONC FINSH 30			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		3 100			
Bathrooms		3 100			
Frame Stories	02	WOOD FRAME 100			
Units	1.	1. 100			
Occupancy	00	0 100			
		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	428	100	1993	428	32,153
BAS	1,457	100	1993	1,457	109,454
FCP	506	25	1993	126	9,465
FEP	140	80	1993	112	8,413
FOP	40	30	1993	12	901
FOP	96	30	1993	29	2,179
FST	120	55	1993	66	4,958
UOP	400	20	1993	80	6,010
TOTALS	3,187			2,310	173,534

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,310	98.1960	98.20	226,842	1977	1977		0		0 23.50	76.50

1 SINGLE FAM - 100% - 2024
Heated Area: 1885
HX Base Yr 2024

Diagram labels include: BAS 1993, FST 1993, FOP 1993, FCP 1993, FEP 1993, UOP 1993, BAS 1993.

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	173,534
TOTAL MARKET OB/XF VALUE	1,911
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	220,445
SOH/AGL Deduction	11,668
ASSESSED VALUE	208,777
TOTAL EXEMPTION VALUE	HX HB 50,722
BASE TAXABLE VALUE	158,055
TOTAL JUST VALUE	220,445
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	202,893

12/22KW: OWNERS (1) WELLS FOR BOTH: 376976 + 37690

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2636/1981	5/01/2023	WD	U	I	37	75,000

GRANTOR: LEWIS KIMBERLY SUZANN

GRANTEE:HICKS CYNTHIA LEWIS

2611/1735	1/05/2023	QC	U	I	11	100
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GRANTOR: LEWIS KIMBERLY SUZANN

GRANTEE:WISE KATE MARIE

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W29 S3 FEP=[YR=1993] W14 S10 FOP=[YR=1993] W7 FST=[YR=1993] N6 W12 S10 BAS=[YR=1993] W4 N5 W12 S13 UOP=[YR=1993] W20 S20 E20 N20\$ S15 E16 N23\$ FCP=[YR=1993] S23 E22 N23 W22 \$ E12 N4\$ S4 E10 N4 W3\$ E14 N10\$ S10 W11 S27 E13 FOP=[YR=1993] S8 E12 N8 W12\$ E27 N40\$.

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
1	0351	CARPORT MT	0 100	20	20	400.00	SF	4.00	4.00	100	1995	1995	3	20	320	
2	0810	CONCRETE A	0 100	20	18	360.00	SF	6.50	6.50	100	1995	1995	3	68	1,591	

376976 KINGS FERRY RD, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

05/21/2025 MLU

LAND DESCRIPTION

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

TOTAL OB/XF 1,911

REVIEW DATE 07/28/2023 BY KW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS