PT OF NE1/4 OF NW1/4
IN OR 2611/1735 AS TO PARCEL 1
(EX OR 2636/1981)

LEWIS KIMBERLY SUZANNE L/E/
PO BOX 747
HILLIARD, FL 32046

2025

18-4N-25-0000-0003-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05

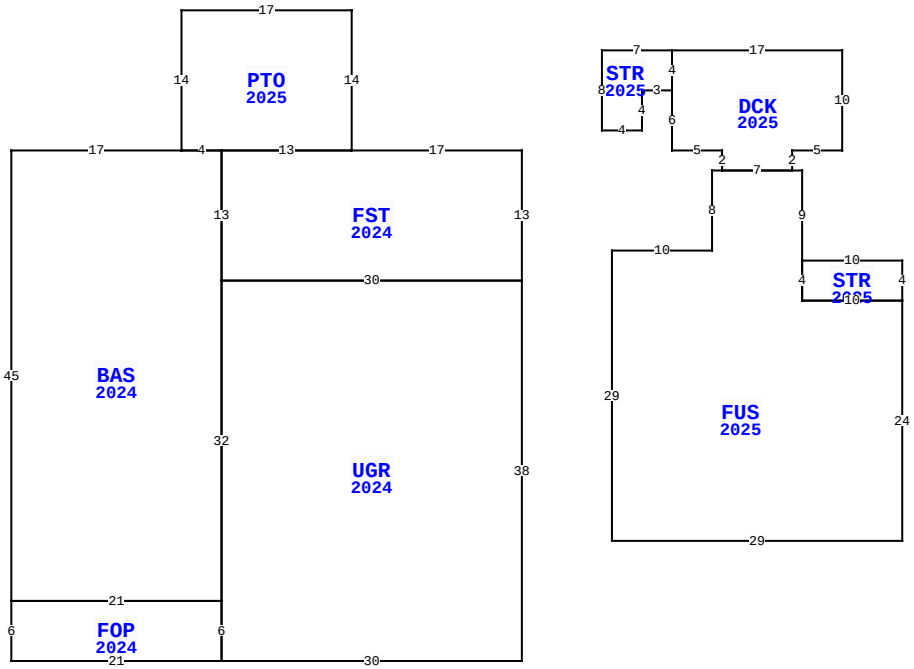
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	945	100	2024	945	109,771
DCK	184	10	2025	18	2,091
FOP	126	30	2024	38	4,414
FST	390	55	2024	214	24,858
FUS	863	100	2025	863	100,246
PTO	238	5	2025	12	1,394
STR	40	10	2025	4	465
STR	44	10	2025	4	465
UGR	1,140	45	2024	513	59,590
TOTALS	3,970			2,611	303,294

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,611	116.1600	116.16	303,294	2023	2023	0	0	0	0.00	100.00

1 SINGLE FAM – 100% - 2024 Heated Area: 1808 HX Base Yr 2024



376908 KINGS FERRY RD, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		303,294
TOTAL MARKET OB/XF VALUE		15,296
TOTAL LAND VALUE - MARKET		81,450
TOTAL MARKET VALUE		400,040
SOH/AGL Deduction		668
ASSESSED VALUE		399,372
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		348,650
TOTAL JUST VALUE		400,040
NCON VALUE		91,404
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,289

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B240000920	FINISHING EXIST A	161,742	01/24/2024
C2208083	CO		07/27/2023
B22-08083	SFR- BARNDO	189,684	05/24/2022

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2611/1735	1/05/2023	QC	U	I	11	100

GRANTOR: LEWIS KIMBERLY SUZANN
GRANTEE: WISE KATE MARIE

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=2024;ORIG=61,23] E30 S38 W30 N6 N32 $
BAS=[YR=2024;ORIG=40,10] E17 E4 S13 S32 W21 N45 $
FUS=[YR=2025;ORIG=100,20] E10 N8 E1 E7 E1 S9 S4 E10 S24 W29 N29 $
FST=[YR=2024;ORIG=61,10] E13 E17 S13 W30 N13 $
DCK=[YR=2025;ORIG=106,0] E17 S10 W5 S2 W7 N2 W5 N6 N4 $
FOP=[YR=2024;ORIG=40,55] E21 S6 W21 N6 $
STR=[YR=2025;ORIG=106,0] W7 S8 E4 N4 E3 N4 $
STR=[YR=2025;ORIG=119,25] E10 N4 W10 S4 $
PTO=[YR=2025;ORIG=57,10] E4 E13 N14 W17 S14 $
.

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	0510	GARAGE WD-	0	100	39	30	1,170.00	SF	35.00	35.00	100	2023	1980		20	8,190	
2	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	2023	1995		20	800	
3	0803	ASPHALT C	0	100	0	0	3,153.00	SF	2.00	2.00	100	2025	2024		100	6,306	

LAND DESCRIPTION

TOTAL OB/XF 15,296

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	1.81	AC		1.00	1.00	1.00	45,000.00	45,000.00	81,450							

REVIEW DATE 05/14/2024 BY TW Total Acres: 1.81 Total Land Value: 81,450 Market: 0 Agricultural: 0 Common: 81,450 PRINTED 07/30/2025 BY SYS