PT SEC 18-4N-25E
IN OR 2799/1176
ESMT IN OR 2353/1737

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

2025

18-4N-25-0000-0003-0070

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

KINGS FERRY 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	0
TOTAL LAND VALUE - MARKET	126,750
TOTAL MARKET VALUE	3,412
SOH/AGL Deduction	0
ASSESSED VALUE	3,412
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,412
TOTAL JUST VALUE	126,750
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2799/1176	6/27/2025	QC	U	V	11	100
GRANTOR: LEWIS KIMBERLY SUZANN						
GRANTEE: MCCULLOUGH KATE						
2797/426	6/27/2025	QC	U	V	11	100
GRANTOR: LEWIS KIMBERLY SUZANN						
GRANTEE: LEWIS KIMBERLY SUZA						

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

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
1	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	525.00	525.00	3,412							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	126,750							

REVIEW DATE 07/22/2025 BY TWA Total Acres: 6.50 Total Land Value: 3,412 Market: 126,750 Agricultural: 3,412 Common: 0 PRINTED 07/30/2025 BY SYS