BLOCK 47 LOTS 1 & 2 LYING S
OF KINGS FERRY ROAD
IN OR 2522/471

HICKS CYNTHIA
376976 KINGS FERRY RD
HILLIARD, FL 32046

2026

08-3N-24-2380-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	1000	VACANT COMMERCIAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6002.00		

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

CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/13/2026 DC
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	96,585
TOTAL MARKET VALUE	96,585
SOH/AGL Deduction	11,590
ASSESSED VALUE	84,995
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	84,995
TOTAL JUST VALUE	96,585
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,268

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2581/1568	7/28/2022	QC	U	V	11	100
GRANTOR: LEWIS ERIC & KIMBERLY						
GRANTEE: HICKS CYNTHIA						
2522/0471	12/14/2021	QC	U	V	11	100
GRANTOR: LEWIS RAYMOND E EST						
GRANTEE: HICKS CYNTHIA						

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	001000	C	COMMERCIAL	0		C-1	-231.00	170.00	38,634.00	SF		1.00	1.00	1.00	2.50	2.50	96,585							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 96,585 Market: 0 Agricultural: 0 Common: 96,585 PRINTED 07/09/2026 BY SYS