PT NE1/4 OF NW1/4
IN OR 2786/102

MARDINI ERICA LEWIS
6456 LOU DRIVE SOUTH
JACKSONVILLE, FL 32216

2026

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

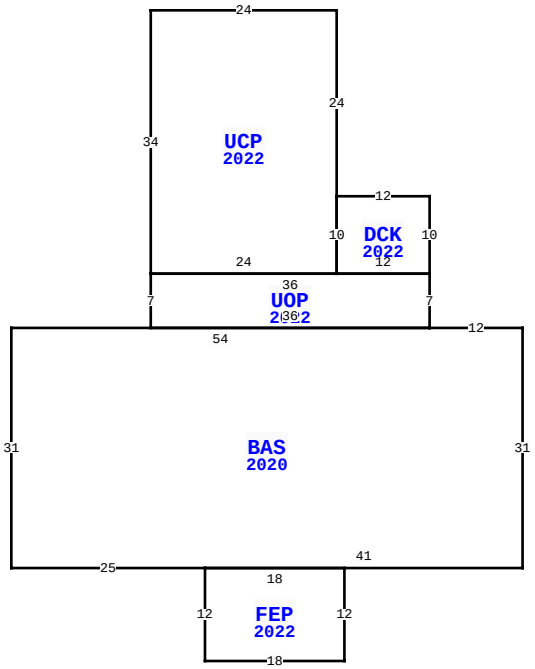
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
DOR CODE	0200	MOBILE HOME
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	2,046	100	2020	2,046	118,616
DCK	120	15	2022	18	1,044
FEP	216	85	2022	184	10,668
UCP	816	20	2022	163	9,450
UOP	252	25	2022	63	3,652
TOTALS	3,450			2,474	143,429

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,474	134.2000	120.78	298,810	2003	2003	0	0	0	52.00	48.00

2 M/H 94+ 0% - 2026 Heated Area: 2230 HX Base Yr



376866 KINGS FERRY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	143,429
TOTAL MARKET OB/XF VALUE	9,189
TOTAL LAND VALUE - MARKET	54,000
TOTAL MARKET VALUE	206,618
SOH/AGL Deduction	0
ASSESSED VALUE	206,618
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	206,618
TOTAL JUST VALUE	206,618
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	199,310

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R10794	REPAIR/RRF	4,000	10/01/2007
B20669	REMODEL	14,256	10/01/2007
E10107	NEW CONSTR	0	09/01/2002
MH6273	MH MOVE-ON	0	07/01/2002
M6273	H/AC	0	07/01/2002
P5933	NEW CONSTR	0	07/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2786/102	9/09/2024	LE	U	I	11	100
GRANTOR: LEWIS ERIC						
GRANTEE: MARDINI ERICA LEWIS						
2736/999	9/09/2024	LE	U	I	11	100
GRANTOR: LEWIS ERIC						
GRANTEE: MARDINI ERICA LEWIS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W12 UOP=[YR=2022] N7 DCK=[YR=2022] N10 W12 UCP=[YR=2022] N24 W24 S34 E24 N10$ S10 E12$ W36 S7 E36$ W54 S31 E25 FEP=[YR=2022] S12 E18 N12 W18$ E41 N31$.

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	0350	CARPORT WD	0	0	24	10	240.00	SF	13.00	13.00	100	2002	2002	3	20	624	
2	0681	POLE SHED	0	0	14	10	140.00	SF	15.00	15.00	100	2003	2003	3	29	609	
3	0681	POLE SHED	0	0	20	12	240.00	SF	15.00	15.00	100	2018	2018	3	81	2,916	
4	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2017	2017	3	70	2,520	
5	0351	CARPORT MT	0	0	18	20	360.00	SF	10.00	10.00	100	2017	2017	3	70	2,520	

LAND DESCRIPTION

TOTAL OB/XF 9,189

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	000100	C	RES	0	0006	OR	0.00	0.00	1.08	AC		1.00	1.00	1.00	50,000.00	50,000.00	54,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.08 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000 PRINTED 07/09/2026 BY SYS