PT NE1/4 OF NW1/4
IN OR 2611/1735 AS TO PARCEL 5
(EX PT IN OR 2797/429 & OR 2799/

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

2026

18-4N-25-0000-0003-0050

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	05/08/2026 MLU
INC DATE		AG DATE	06/04/2026 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	260,440
TOTAL MARKET VALUE	7,472
SOH/AGL Deduction	0
ASSESSED VALUE	7,472
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	7,472
TOTAL JUST VALUE	260,440
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	237,460

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2611/1735	1/05/2023	QC	U	V	11	100
GRANTOR: LEWIS KIMBERLY SUZANN						
GRANTEE: WISE KATE MARIE						
2595/1966	10/11/2022	FJ	U	V	11	0
GRANTOR: CLERK OF COURT						
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	13.52	AC		1.00	1.00	1.00	530.00	530.00	7,166							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.80	AC		1.00	1.00	1.00	170.00	170.00	306							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	15.32	AC		1.00	1.00	1.00	17,000.00	17,000.00	260,440							

REVIEW DATE 05/08/2026 BY MLU Total Acres: 15.32 Total Land Value: 7,472 Market: 260,440 Agricultural: 7,472 Common: 0 PRINTED 07/09/2026 BY SYS