LOT 7
IN OR 2054/387
(EX R/W OR 489/513)

NICHOLS THOMAS W & JENNIFER L
17411 BELL RD
HILLIARD, FL 32046

2023

14-3N-23-2020-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

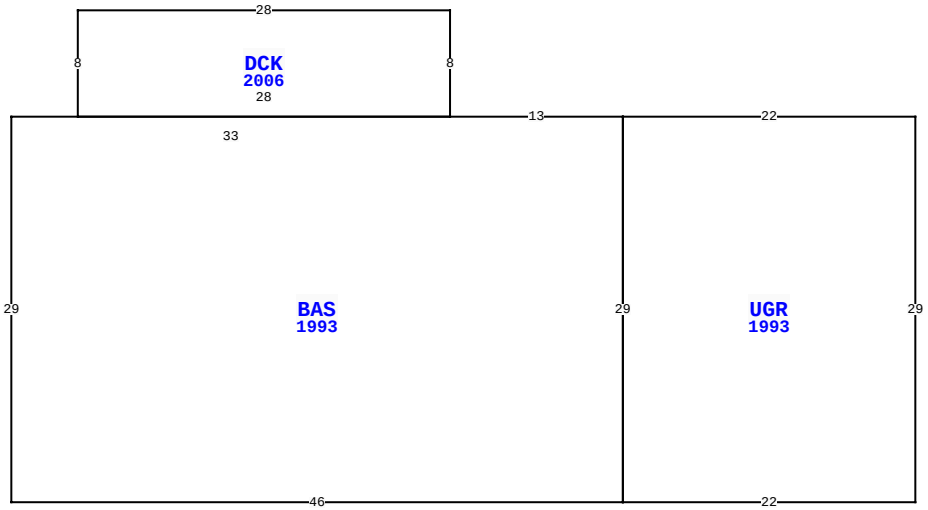
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,334	100	1,334	121,172
DCK	224	10	22	1,998
UGR	638	45	287	26,069
TOTALS	2,196		1,643	149,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,643	140.7600	127.04	208,727	1985	1985	0	0	0	28.50	71.50

1 SINGLE FAM – 100% - 2017 Heated Area: 1334 HX Base Yr 2017



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

17411 BELL RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,240
TOTAL MARKET OB/XF VALUE		6,298
TOTAL LAND VALUE - MARKET		185,630
TOTAL MARKET VALUE		341,168
SOH/AGL Deduction		183,883
ASSESSED VALUE		157,285
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		102,285
TOTAL JUST VALUE		341,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		238,872

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2054/0387	6/17/2016	WD	Q	I	01	185,000
GRANTOR: COLLINS LINDA W						
GRANTEE: NICHOLS THOMAS W &						
1993/1342	7/27/2015	FJ	U	I	11	100
GRANTOR: COLLINS CHARLES DOUGL						
GRANTEE: COLLINS LINDA W						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W22 BAS=[YR=1993] W13 DCK=[YR=2006] N8 W28 S8 E28$ W33 S29 E46 N29$ S29 E22 N29$.

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	0680	POLE SHED	0	100	32	30	960.00	SF	10.00	10.00	100	1995	1995	3	24	2,304	
2	0300	BOAT DCK W	0	100	16	8	128.00	SF	40.00	40.00	100	2014	2014	3	78	3,994	

LAND DESCRIPTION

TOTAL OB/XF 6,298

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	9.77	AC		1.00	1.00	1.00	19,000.00	19,000.00	185,630							

REVIEW DATE 04/17/2020 BY TWA Total Acres: 9.77 Total Land Value: 185,630 Market: 0 Agricultural: 0 Common: 185,630 PRINTED 08/02/2023 BY SYS