LOT 1
IN OR 1403/1145
CEDAR HAVEN #2 PB 6/380

NICKELSON KEVIN J
27024 COUNTRY DRIVE
HILLIARD, FL 32046

2023

17-3N-24-022D-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

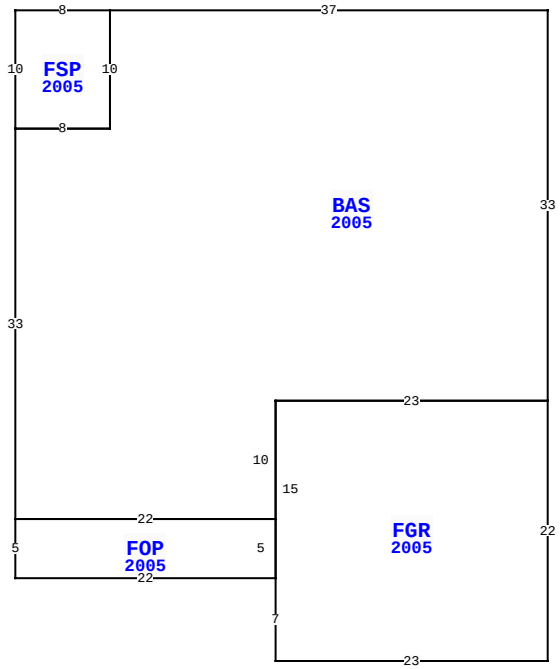
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6003.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	1,625	160,936
FGR	506	55	278	27,533
FOP	110	30	33	3,268
FSP	80	40	32	3,169
TOTALS	2,321		1,968	194,906

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,968	125.7732	113.51	223,388	2005	2005	0	0	0	12.75	87.25

1 SINGLE FAM – 100% - 2008 Heated Area: 1625 HX Base Yr 2008



27024 COUNTRY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		194,906
TOTAL MARKET OB/XF VALUE		3,956
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		222,862
SOH/AGL Deduction		104,399
ASSESSED VALUE		118,463
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		68,463
TOTAL JUST VALUE		222,862
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		189,671

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1403/1145	4/12/2006	QC	U	I	01	100
GRANTOR: NICKELSON CRYSTAL L						
GRANTEE: NICKELSON KEVIN J						
1403/1132	4/12/2006	WD	Q	I		161,400
GRANTOR: L & B LANDS INC						
GRANTEE: NICKELSON KEVIN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W37 FSP=[YR=2005] W8 S10 E8 N10$ S10 W8 S33 FOP=[YR=2005] S5 E22 FGR=[YR=2005] S7 E23 N22 W23 S15$ N5 W22$ E22 N10 E23 N33$.

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	0812	CONCRETE C	0	100	0	0	1,070.00	SF	4.00	4.00	100	2005	2005	3	87	3,724	
2	1127	BRICK 8"	0	100	0	0	44.00	SF	5.50	5.50	100	2005	2005	3	96	232	

LAND DESCRIPTION

TOTAL OB/XF 3,956

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	SFR	100	0006	RS-2	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 03/23/2018 BY TWX Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 08/02/2023 BY SYS