

LOTS 4 & 5 (SE OF S115-A)
IN OR 2163/547 (EX S-4)
CORNWALL SURVEY

NICKOLA REVOCABLE FAMILY TRUST/NICKOLA MICHAEL T T
374331 KINGS FERRY ROAD
HILLIARD, FL 32046-6606

2023

25-4N-24-2020-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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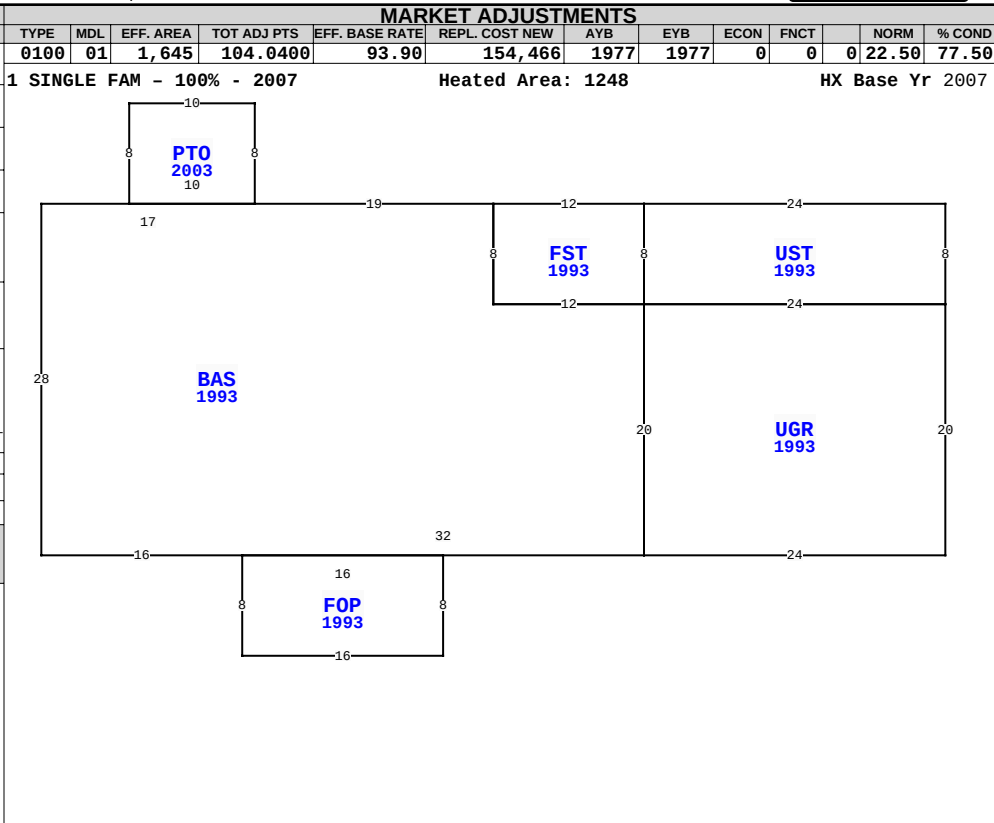
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	90,820
FOP	128	30	38	2,765
FST	96	55	53	3,857
PTO	80	5	4	291
UGR	480	45	216	15,719
UST	192	45	86	6,258

TOTALS	2,224		1,645	119,711
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0752	USP	0	100	24	16			384.00	SF	15.00
4	0300	BOAT DCK W	0	100	0	0			100.00	SF	20.00

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.94	AC	1.00



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

ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
100	1983	1983	3	20	1,152	
100	2010	2010	3	64	1,280	

TOTAL OB/XF											
2,432											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		119,711	
TOTAL MARKET OB/XF VALUE		2,432	
TOTAL LAND VALUE - MARKET		123,500	
TOTAL MARKET VALUE		245,643	
SOH/AGL Deduction		123,384	
ASSESSED VALUE		122,259	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		72,259	
TOTAL JUST VALUE		245,643	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,677	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035302	REPAIR/RRF	2,499	01/07/2003
4036	GAS PUMPS	3,900	12/10/1991

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
2163/0547	11/27/2017	WD	U	I	11
GRANTOR: NICOLA MICHAEL T & DE					100
GRANTEE: NICKOLA REVOCABLE F					
1171/1055	9/15/2003	WD	Q	I	126,000
GRANTOR: DALEY ELLEN N					
GRANTEE: NICKOLA MICHAEL L&					

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W24 FST=[YR=1993] W12 BAS=[YR=1993] W19											
PTO=[YR=2003] N8 W10 S8 E10\$ W17 S28 E16 FOP=[YR=1993] S8 E16											
N8 W16\$ E32 UGR=[YR=1993] E24 N20 W24 S20\$ N20 W12 N8\$ S8 E12											
N8\$ S8 E24 N8\$.											