LOT 9 BEING ONLY PT LYING E OF
OR 795/1829 (EX PT IN
OR 1664/1344,OR 1965/202 & EX

NICKS ELIZABETH ANN ESTATE
C/O MARY A VANZANT, 373120 KINGS FERRY ROAD
HILLIARD, FL 32046

**2023**

**26-4N-24-2020-0009-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | 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 | 06/16/2023 MLU |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 109,250 |
| TOTAL MARKET VALUE | 109,250 |
| SOH/AGL Deduction | 47,316 |
| ASSESSED VALUE | 61,934 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 61,934 |
| TOTAL JUST VALUE | 109,250 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 65,550 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 0143/0211 | 7/22/1972 | QC | U | V | 07 | 100 |

GRANTOR: CREWS EVELYN (WIDOW)
GRANTEE: NICKS JAMES C SR &

## 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 | 000000 | C | VAC RES | 0 | | | 0.00 | 0.00 | 4.37 | AC | | 1.00 | 1.00 | 1.00 | 25,000.00 | 25,000.00 | 109,250 | | | | | | | |

REVIEW DATE 06/16/2023 BY MLU Total Acres: 4.37 Total Land Value: 109,250 Market: 0 Agricultural: 0 Common: 109,250 PRINTED 08/02/2023 BY SYS