

**NICKS TRUST/NICKS HERBERT CRAIG TRUSTEE**  
281203 TRACY ROAD  
HILLIARD, FL 32046-7459

# 2023



BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall Roof Structur03FACE BRICK 100 GABLE/HIP 100

Roof Cover03COMP SHNGL 100

Interior Wall05DRYWALL 100

Interior Floo14CARPET 80

Interior Floo11CLAY TILE 20

Air Condition03CENTRAL 100

Heating Type04AIR DUCTED 100

Bedrooms Bathrooms Frame02WOOD FRAME 100

Stories Units Occupancy1.001.100 0 100 NONE 100

Quality01Quality Level 01

DOR CODE5000IMPROVED AG

MAP NUMMKT AREA09

NEIGHBORHOOD/LOC9001.00

TOTALS3,2672,719243,756

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

0900012,71995.5584113.48308,552199419940021.0079.00

1 SNGL FAM - 100% - 0Heated Area: 2271HX Base Yr

FOP 1994

FGR 1994

FOP 1994

NASSAU COUNTY PROPERTY

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VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE243,756

TOTAL MARKET OB/XF VALUE5,520

TOTAL LAND VALUE - MARKET50,100

TOTAL MARKET VALUE279,758

SOH/AGL Deduction135,920

ASSESSED VALUE143,838

TOTAL EXEMPTION VALUEHX HB SL VX143,838

BASE TAXABLE VALUE0

TOTAL JUST VALUE299,376

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE257,503

SALES DATA

OFF RECORD NumberDATETYPE INSTQ / U / V / I / RSN CD SALE PRICE

2569/03615/27/2022WD U I 11100

GRANTOR:NICKS HERBERT CRAIG &

GRANTEE:NICKS TRUST

0821/15812/04/1998WD U V 09100

GRANTOR:RICKETSON BEULAH ETAL

GRANTEE:NICKS HERBERT & JO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1994] W34 FOP=[YR=1994] N12 W19 S12 E19\$ W53 S9  
FGR=[YR=1994] S24 E25 FOP=[YR=1994] S7 E24 N7 W24\$ N24 W25\$  
E25 S24 E62 N33\$.

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLD CAPL WUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOBJ/XF MKT VALUENOTES

50200BARN WD 0-010040301,200.00SF20.0020.00100199419943235,520

LAND DESCRIPTION

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHT FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1005000C RURAL HOME1000007OR0.000.001.00AC1.001.001.0030,000.0030,000.0030,000

2005400A TIMBER 1 SI00.000.000.67AC1.001.001.00720.00720.00482

3009910M MKT.VAL.AG00.000.000.67AC1.001.001.0030,000.0030,000.0020,100

REVIEW DATE05/20/2020BY TWA Total Acres: 1.67 Total Land Value: 30,482 Market: 20,100 Agricultural: 482 Common: 30,000 PRINTED 08/02/2023 BY SYS