

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

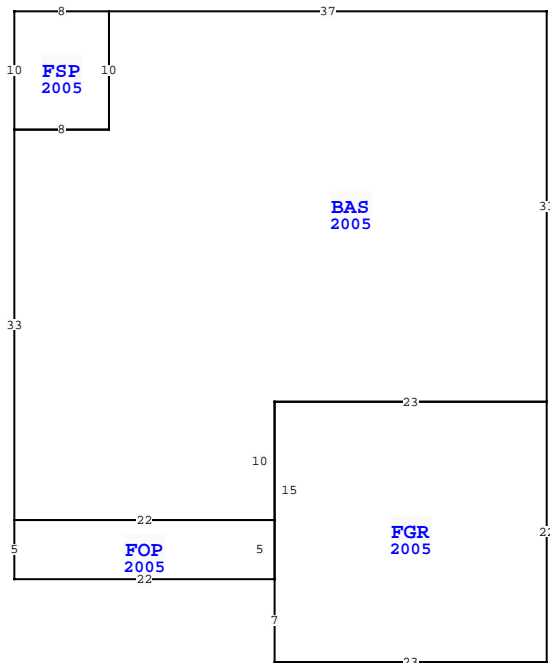
NICKELSON KEVIN J
27024 COUNTRY DRIVE
HILLIARD, FL 32046

2024

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

BUILDING CHARACTERISTICS		CONSTRUCTION	
ELEMENT	CD		
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
BAS	1,625	100	1,625
FGR	506	55	278
FOP	110	30	33
FSP	80	40	32
TOTALS	2,321		1,968
			203,394

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	119.48	235,137	2005	2005	0	0	13.50	86.50
1 SINGLE FAM - 100% - 2008										Heated Area: 1625	HX Base Yr 2008



NASSAU COUNTY PROPERTY		PAGE 1 of 1	3
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 3		Tax Dist:	
BUILDING MARKET VALUE			203,394
TOTAL MARKET OB/XF VALUE			3,913
TOTAL LAND VALUE - MARKET			24,000
TOTAL MARKET VALUE			231,307
SOH/AGL Deduction			109,290
ASSESSED VALUE			122,017
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			72,017
TOTAL JUST VALUE			231,307
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			222,862

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 &						

EXTRA FEATURES																
L N	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	1,070.00	SF	4.00	4.00	100	2005	2005	3	86	3,681	
2	1127	BRICK 8"	0	100	0	44.00	SF	5.50	5.50	100	2005	2005	3	96	232	
TOTALS															3,913	

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							