PT OF LOT 23
A/K/A LOTS 43 & 44
IN OR 2033/138

NIKKOLA TRACEY/NIKKOLA KENNETH
27165 KRISTIE CIR S
HILLIARD, FL 32046

2024

17-3N-24-2020-0023-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	03	Quality Level 03

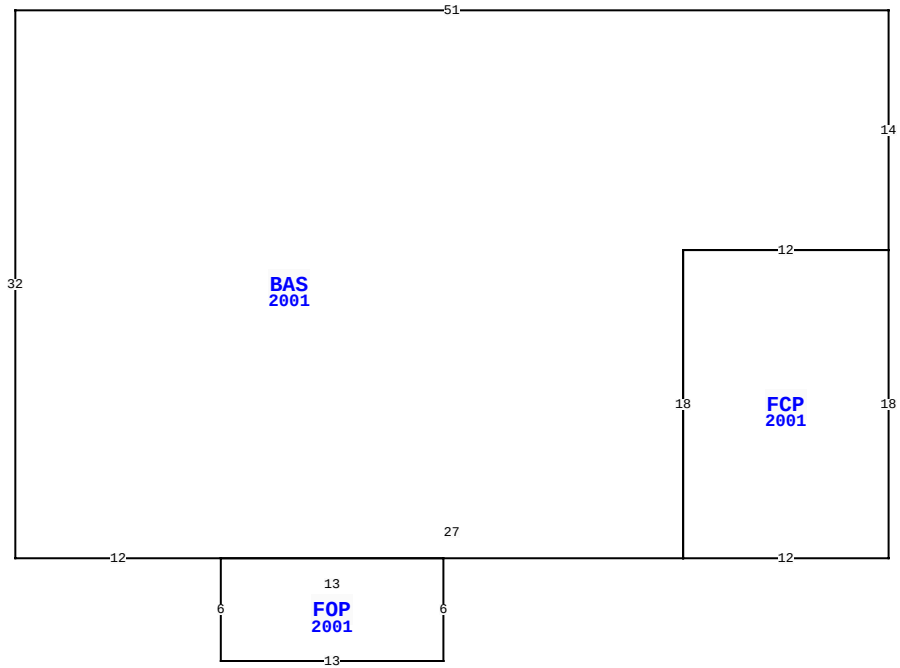
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	1,416	132,254
FCP	216	25	54	5,044
FOP	78	30	23	2,148
TOTALS	1,710		1,493	139,446

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,493	110.1600	104.65	156,242	2001	2001	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2017 Heated Area: 1416 HX Base Yr 2017



27165 S KRISTIE CIR, 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		139,446
TOTAL MARKET OB/XF VALUE		2,112
TOTAL LAND VALUE - MARKET		22,208
TOTAL MARKET VALUE		163,766
SOH/AGL Deduction		52,941
ASSESSED VALUE		110,825
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		60,825
TOTAL JUST VALUE		163,766
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,565

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/0138	2/09/2016	SW	U	I	12	93,600
GRANTOR: BEAR STEARNS SEC 2006						
GRANTEE: NIKKOLA TRACEY & KE						
1984/1560	5/29/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BEAR STEARNS ASSET						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W51 S32 E12 FOP=[YR=2001] S6 E13 N6 W13$ E27
FCP=[YR=2001] E12 N18 W12 S18$ N18 E12 N14$.

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	53	12	636.00	SF	4.00	4.00	100	2003	2003	3	83	2,112	

LAND DESCRIPTION

TOTAL OB/XF 2,112

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	R-3	0.00	0.00	0.47	AC		1.00	1.00	1.75	27,000.00	47,250.00	22,208							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.47 Total Land Value: 22,208 Market: 0 Agricultural: 0 Common: 22,208 PRINTED 08/06/2024 BY SYS