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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

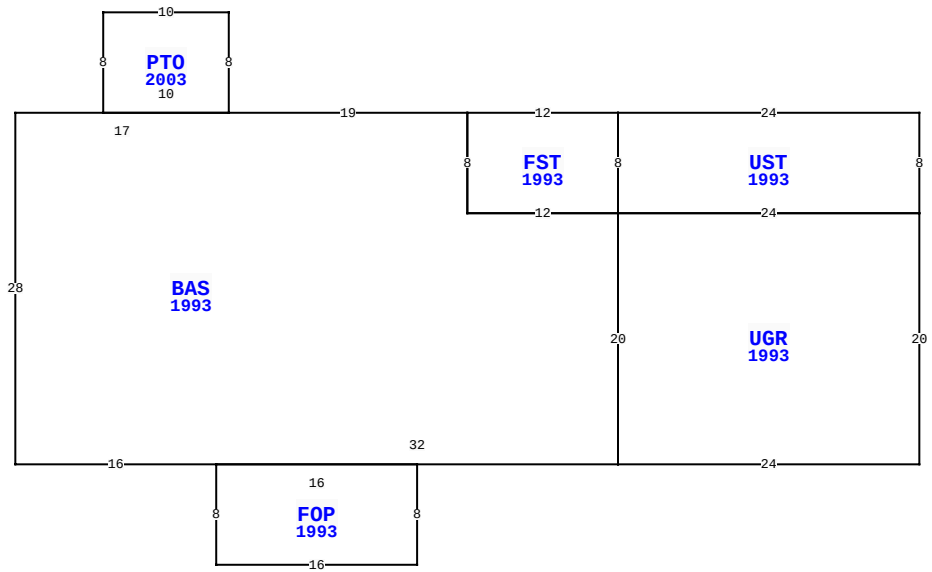
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 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
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	94,981
FOP	128	30	38	2,892
FST	96	55	53	4,034
PTO	80	5	4	304
UGR	480	45	216	16,439
UST	192	45	86	6,545
TOTALS	2,224		1,645	125,196

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,645	104.0400	98.84	162,592	1977	1977	0	0	0	23.00	77.00

1 SINGLE FAM – 100% - 2007 Heated Area: 1248 HX Base Yr 2007



374331 KINGS FERRY RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		125,196
TOTAL MARKET OB/XF VALUE		2,352
TOTAL LAND VALUE - MARKET		123,500
TOTAL MARKET VALUE		251,048
SOH/AGL Deduction		125,121
ASSESSED VALUE		125,927
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		75,927
TOTAL JUST VALUE		251,048
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		245,643

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	SALE PRICE
2163/0547	11/27/2017	WD	U	I	11	100
GRANTOR: NICOLA MICHAEL T & DE						
GRANTEE: NICKOLA REVOCABLE F						
1171/1055	9/15/2003	WD	Q	I		126,000
GRANTOR: DALEY ELLEN N						
GRANTEE: NICKOLA MICHAEL L&						

BUILDING NOTES

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$.

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	0752	USP	0	100	24	16	384.00	SF	15.00	15.00	100	1983	1983	3	20	1,152	
2	0300	BOAT DCK W	0	100	0	0	100.00	SF	20.00	20.00	100	2010	2010	3	60	1,200	

LAND DESCRIPTION

TOTAL OB/XF 2,352

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	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	4.94	AC		1.00	1.00	1.00	25,000.00	25,000.00	123,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 4.94 Total Land Value: 123,500 Market: 0 Agricultural: 0 Common: 123,500 PRINTED 08/06/2024 BY SYS