

NICHOLS VERLON C
553255 US HWY 1
HILLIARD, FL 32046

2024

30-4N-24-0000-0014-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION BY		STANDARD																								
Exterior Wall	30	VINYL 100								0800	02	1,546	158.0800	118.56	183,294	1997	1997	0	0	0	60.00	40.00	Tax Group: 4		Tax Dist:																								
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 0% - 0										Heated Area: 1546										HX Base Yr																			
Roof Cover	12	MODULAR MT 100								10 49 10 16 49 17 16 66 BAS 2010 BAS 1997 <td colspan="10"></td> <td colspan="10">BUILDING MARKET VALUE</td> <td colspan="10">73,318</td>																				BUILDING MARKET VALUE										73,318									
Interior Wall	05	DRYWALL 100																		TOTAL MARKET OB/XF VALUE										6,807																			
Interior Floo	13	LVT/LAMNT 80																		TOTAL LAND VALUE - MARKET										52,560																			
Interior Floo	08	SHT VINYL 20																		TOTAL MARKET VALUE										132,685																			
Air Condition	03	CENTRAL 100																		SOH/AGL Deduction										0																			
Heating Type	04	AIR DUCTED 100																		ASSESSED VALUE										132,685																			
Bedrooms		3 100								TOTAL EXEMPTION VALUE										0																													
Bathrooms		2 100								BASE TAXABLE VALUE										132,685																													
Frame	02	WOOD FRAME 100								TOTAL JUST VALUE										132,685																													
Stories	1.	1. 100								NCON VALUE										0																													
Units		0 100								INCOME VALUE																																							
										PREVIOUS YEAR MKT VALUE										131,492																													