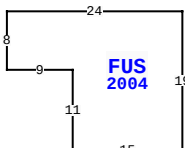
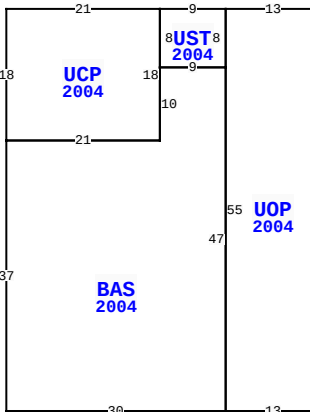
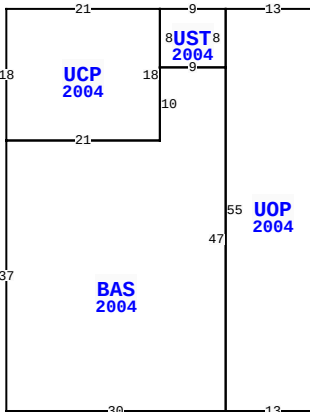
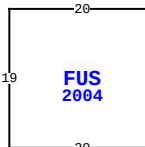


NELSON NICHOLAS P
29137 GOLDEN PENNY TRAIL
HILLIARD, FL 32046

05-4N-24-1630-0008-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION																				PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCI	NORM	% COND	VALUATION SUMMARY									
Exterior Wall	06	BD/BATTEN 100								0900	01	2,188	77.0868	101.75	222,629	1997	1997	0	0	20.25	79.75	VALUATION BY STANDARD									
Roof Structur	03	GABLE/HIP 100								1 SNGL FAM - 100% - 2005										Heated Area: 1937 HX Base Yr 2005											
Roof Cover	12	MODULAR MT 100																													
Interior Wall	02	WALL BD added WD 80																													
Interior Wall	05	DRYWALL 20																													
Interior Floo	09	PINE WOOD 100																													
Air Condition	03	CENTRAL 100																													
Heating Type	04	AIR DUCTED 100																													
Bedrooms		2 100																													
Bathrooms		2 100																													
Frame	02	WOOD FRAME 100																													
Stories	1.5	1.5 100																													
Units	00	NONE 100																													
Occupancy	00																														
Quality		01	Quality Level 01																												
DOR CODE		0100	SINGLE FAMILY																												
MAP NUM			MKT AREA								09																				
NEIGHBORHOOD/LOC		9001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																										
BAS	1,200	100	2004	1,200	97,375																										
FUS	357	100	2004	357	28,969																										
FUS	380	100	2004	380	30,835																										
UCP	378	20	2004	76	6,167																										
UOP	715	20	2004	143	11,604																										
UST	72	45	2004	32	2,597																										
TOTALS		3,102			2,188	177,547	29137 GOLDEN PENNY TR, HILLIARD																								
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	0810	CONCRETE A	0	100	10	9	90.00	SF	6.50	6.50	100	2004	2004	3	83	486															
2	0936	SEPTC TANK	1	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2023		100	6,000															
3	0937	WELL	1	100	0	0	1.00	UT	6,000.00	6,000.00	100	2023	2023		100	6,000															
4	0680	POLE SHED	0	100	38	30	1,140.00	SF	10.00	10.00	100	2024	2023		98	11,172															
LAND DESCRIPTION		TOTAL OB/XF 23,658																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV							
1	005000	C	AGRICULTURAL	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	29,000														
2	005000	C	AGRICULTURAL	0		OR	0.00	0.00	16.90	AC		1.00	1.00	1.00	14,500.00	14,500.00	245,050														
REVIEW DATE		10/02/2023		BY	WWA		Total Acres:	18.90		Total Land Value:	274,050		Market:	0		Agricultural:	0		Common:	274,050		PRINTED 07/30/2025 BY SYS									