

LOT 7
(EX R/W OR 489/513)
CORNWALL SURVEY SEC 14-3N-23E

NICHOLS JENNIFER
17411 BELL RD
HILLIARD, FL 32046

2025

14-3N-23-2020-0007-0000



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	19	COMMON BRK 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 80			
Interior Floo	08	SHT VINYL 20			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		2 100			
Bathrooms		1 100			
Frame	03	MASONRY 100			
Stories	1.	1. 100			
Units		0 100			
BUD8 Adjustme	04	DIST 01 100			
Occupancy	00	NONE 100			
Quality		06	Quality Level 06		
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	1,334	100	1993	1,334	132,381
DCK	224	10	2006	22	2,183
UGR	638	45	1993	287	28,481
TOTALS				1,643	163,045

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,643	140.7600	140.76	231,269	1985	1985	0	0	0	29.50	70.50	
1 SINGLE FAM - 100% - 2017 Heated Area: 1334 HX Base Yr 2017													

NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
VALUATION SUMMARY												
VALUATION BY										STANDARD		
Tax Group: 4					Tax Dist:							
BUILDING MARKET VALUE										163,045		
TOTAL MARKET OB/XF VALUE										5,555		
TOTAL LAND VALUE - MARKET										190,515		
TOTAL MARKET VALUE										359,115		
SOH/AGL Deduction										192,413		
ASSESSED VALUE										166,762		
TOTAL EXEMPTION VALUE					HX HB		50,722					
BASE TAXABLE VALUE										115,980		
TOTAL JUST VALUE										359,115		
NCON VALUE										0		
INCOME VALUE												
PREVIOUS YEAR MKT VALUE										347,666		