LOT 1
IN OR 1403/1145
CEDAR HAVEN #2 PB 6/380

NICKELSON KEVIN J
27024 COUNTRY DRIVE
HILLIARD, FL 32046

2025

17-3N-24-022D-0001-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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	06	Quality Level 06

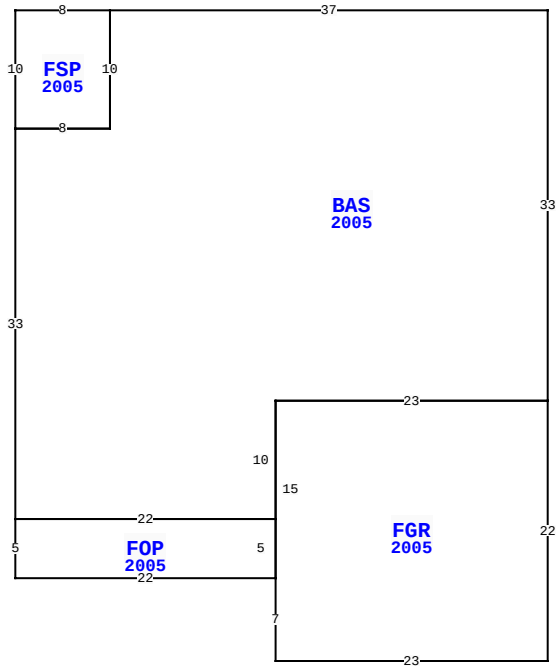
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6003.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,625	100	2005	1,625	175,252
FGR	506	55	2005	278	29,982
FOP	110	30	2005	33	3,559
FSP	80	40	2005	32	3,451
TOTALS	2,321			1,968	212,244

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,968	125.7732	125.77	247,515	2005	2005	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2008 Heated Area: 1625 HX Base Yr 2008



27024 COUNTRY DR, 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		212,244
TOTAL MARKET OB/XF VALUE		3,827
TOTAL LAND VALUE - MARKET		24,000
TOTAL MARKET VALUE		240,071
SOH/AGL Deduction		114,516
ASSESSED VALUE		125,555
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		74,833
TOTAL JUST VALUE		240,071
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,307

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1403/1145	4/12/2006	QC	Q	I	01	100
GRANTOR: NICKELSON CRYSTAL L						
GRANTEE: NICKELSON KEVIN J						
1403/1132	4/12/2006	WD	Q	I		161,400
GRANTOR: L & B LANDS INC						
GRANTEE: NICKELSON KEVIN J &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W37 FSP=[YR=2005] W8 S10 E8 N10$ S10 W8 S33
FOP=[YR=2005] S5 E22 FGR=[YR=2005] S7 E23 N22 W23 S15$ N5
W22$ E22 N10 E23 N33$.

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	0	0	1,070.00	SF	4.00	4.00	100	2005	2005	3	84	3,595	
2	1127	BRICK 8"	0	100	0	0	44.00	SF	5.50	5.50	100	2005	2005	3	96	232	

LAND DESCRIPTION

TOTAL OB/XF 3,827

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	RES	100	0006	PUD	0.00	0.00	1.00	LT		1.00	1.00	1.00	24,000.00	24,000.00	24,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 24,000 Market: 0 Agricultural: 0 Common: 24,000 PRINTED 07/30/2025 BY SYS