PT OF LOT 23
A/K/A LOTS 43 & 44
IN OR 2033/138

NIKKOLA TRACEY/NIKKOLA KENNETH
27165 KRISTIE CIR S
HILLIARD, FL 32046

2025

17-3N-24-2020-0023-0430

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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	05	Quality Level 05

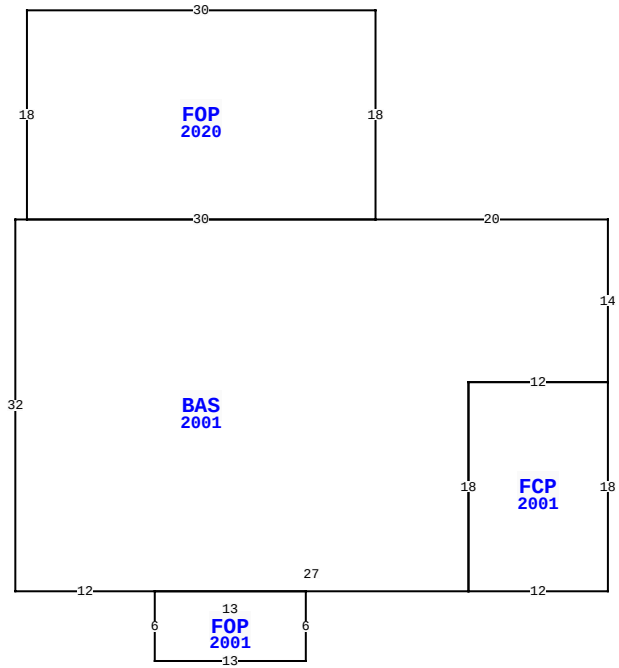
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,416	100	2001	1,416	149,296
FCP	216	25	2001	54	5,693
FOP	78	30	2001	23	2,425
FOP	540	30	2020	162	17,081
TOTALS	2,250			1,655	174,495

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,655	118.8000	118.80	196,614	2001	2001	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 2017 Heated Area: 1416 HX Base Yr 2017



27165 S KRISTIE CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/22/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		174,495
TOTAL MARKET OB/XF VALUE		2,086
TOTAL LAND VALUE - MARKET		27,495
TOTAL MARKET VALUE		204,076
SOH/AGL Deduction		90,037
ASSESSED VALUE		114,039
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,317
TOTAL JUST VALUE		204,076
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,766

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2033/0138	2/09/2016	SW	U	I	12	93,600
GRANTOR: BEAR STEARNS SEC 2006						
GRANTEE: NIKKOLA TRACEY & KE						
1984/1560	5/29/2015	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BEAR STEARNS ASSET						

BUILDING NOTES

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	53	12	636.00	SF	4.00	4.00	100	2003	2003	3	82	2,086	

BUILDING DIMENSIONS

BAS=[YR=2001;ORIG=0,0] W20 W30 W1 S32 E12 E27 N18 E12 N14 $
FCP=[YR=2001;ORIG=-12,32] E12 N18 W12 S18 $
FOP=[YR=2001;ORIG=-39,32] S6 E13 N6 W13 $
FOP=[YR=2020;ORIG=-50,-18] E30 S18 W30 N18 $
.

LAND DESCRIPTION

TOTAL OB/XF 2,086

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	R-3	0.00	0.00	0.47	AC		1.00	1.00	1.30	45,000.00	58,500.00	27,495							

REVIEW DATE 04/01/2025 BY WWA Total Acres: 0.47 Total Land Value: 27,495 Market: 0 Agricultural: 0 Common: 27,495 PRINTED 07/30/2025 BY SYS