

LOTS 4 & 5 (SE OF S115-A)
IN OR 2163/547 (EX S-4)
CORNWALL SURVEY

NICKOLA REVOCABLE FAMILY TRUST/NICKOLA MICHAEL T T
374331 KINGS FERRY ROAD
HILLIARD, FL 32046-6606

2025

25-4N-24-2020-0004-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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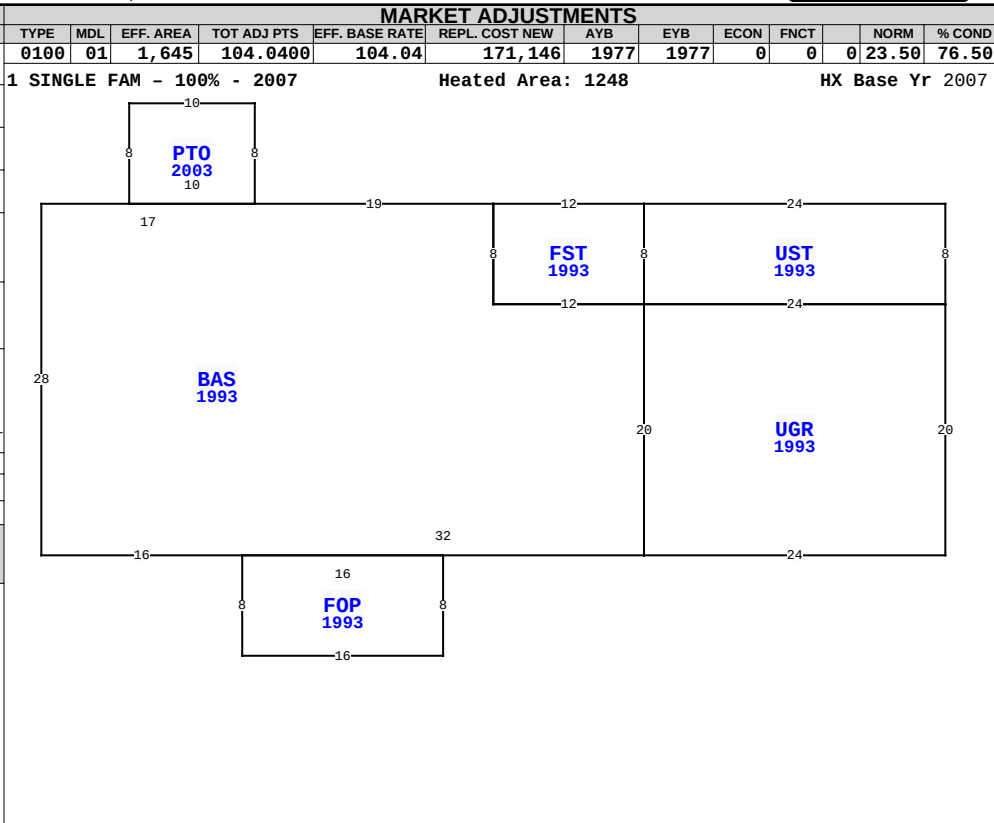
NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1993	1,248	99,329
FOP	128	30	1993	38	3,025
FST	96	55	1993	53	4,218
PTO	80	5	2003	4	318
UGR	480	45	1993	216	17,192
UST	192	45	1993	86	6,844

TOTALS	2,224			1,645	130,927
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0752	USP	0 100	24	16	384.00	SF	15.00	15.00	100	1983
2	0300	BOAT DCK W	0 100	0	0	100.00	SF	20.00	20.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0006	OR	0.00	0.00	4.94	AC	1.00



374331 KINGS FERRY RD, HILLIARD	BLD DATE	LGL DATE	05/09/2025	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

TOTAL OB/XF											
2,272											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		130,927	
TOTAL MARKET OB/XF VALUE		2,272	
TOTAL LAND VALUE - MARKET		148,200	
TOTAL MARKET VALUE		281,399	
SOH/AGL Deduction		151,820	
ASSESSED VALUE		129,579	
TOTAL EXEMPTION VALUE		50,722	
BASE TAXABLE VALUE		78,857	
TOTAL JUST VALUE		281,399	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		251,048	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R035302	REPAIR/RRF	2,499	01/07/2003
4036	GAS PUMPS	3,900	12/10/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2163/0547	11/27/2017	WD	U	I	11	100	
GRANTOR: NICOLA MICHAEL T & DE							
GRANTEE: NICKOLA REVOCABLE F							
1171/1055	9/15/2003	WD	Q	I		126,000	
GRANTOR: DALEY ELLEN N							
GRANTEE: NICKOLA MICHAEL L&							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UST=[YR=1993] W24 FST=[YR=1993] W12 BAS=[YR=1993] W19 PTO=[YR=2003] N8 W10 S8 E10\$ W17 S28 E16 FOP=[YR=1993] S8 E16 N8 W16\$ E32 UGR=[YR=1993] E24 N20 W24 S20\$ N20 W12 N8\$ S8 E12 N8\$ S8 E24 N8\$.											