SW1/4 OF SE1/4
PARCELS 2 2-1 & 2-2
IN OR 542/587 & OR 2569/364

NICKS TRUST/NICKS HERBERT CRAIG TRUSTEE
281203 TRACY ROAD
HILLIARD, FL 32046-7459

2025

40-4N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

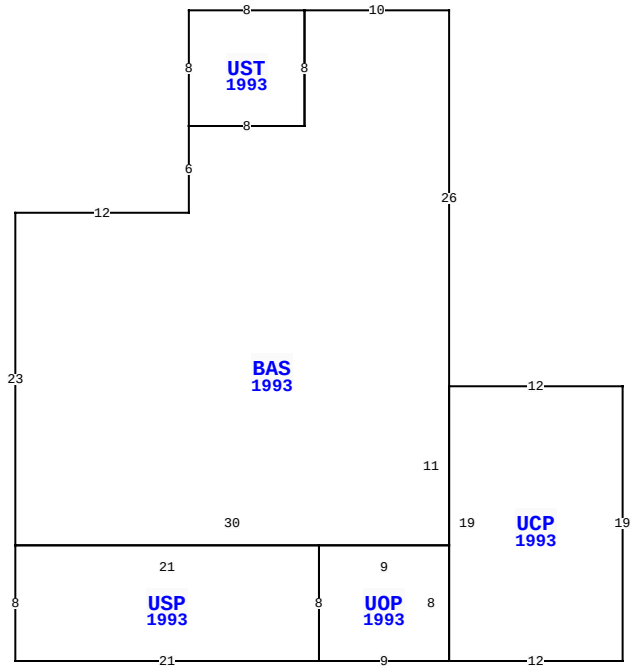
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
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	878	100	1993	878	28,777
UCP	228	20	1993	46	1,508
UOP	72	20	1993	14	459
USP	168	30	1993	50	1,639
UST	64	45	1993	29	951
TOTALS	1,410			1,017	33,332

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,017	65.5000	65.55	66,664	1904	1904	0	0	0	50.00	50.00

1 SINGLE FAM – 0% - 0 Heated Area: 878 HX Base Yr



281123 TRACEY RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/19/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	33,332
TOTAL MARKET OB/XF VALUE	21,622
TOTAL LAND VALUE - MARKET	365,280
TOTAL MARKET VALUE	123,206
SOH/AGL Deduction	23,264
ASSESSED VALUE	99,942
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,942
TOTAL JUST VALUE	420,234
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	384,726

PERMIT NUM	DESCRIPTION	AMT	ISSUED
93328	NEW CONSTR	3,683	11/11/1993
7443	NEW CONSTR	75,940	08/07/1991
5421	XFOB	14,700	01/10/1989
5620	NEW CONSTR	600	01/10/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2569/0364	5/27/2022	WD	U	I	11	100
GRANTOR: NICKS HERBERT CRAIG &						
GRANTEE: NICKS TRUST						
0821/1581	2/04/1998	WD	U	I	09	100
GRANTOR: RICKETSON BEULAH ETAL						
GRANTEE: NICKS HERBERT & JO						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=1993] W12 BAS=[YR=1993] N26 W10 UST=[YR=1993] W8 S8 E8 N8$ S8 W8 S6 W12 S23 USP=[YR=1993] S8E21 UOP=[YR=1993] E9 N8 W9 S8$ N8 W21$ E30 N11$ S19 E12 N19$.

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	0681	POLE SHED	0	0	22	24	528.00	SF	15.00	15.00	100	1950	1950	3	20	1,584	
2	0510	GARAGE WD-	0	0	20	24	480.00	SF	26.95	26.95	100	1930	1930	3	20	2,587	
3	0510	GARAGE WD-	0	0	30	30	900.00	SF	26.95	26.95	100	1966	1966	3	20	4,851	
4	0510	GARAGE WD-	0	0	30	60	1,800.00	SF	35.00	35.00	100	1994	1994	3	20	12,600	

LAND DESCRIPTION

TOTAL OB/XF 21,622

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	005000	C	AGRICULTURAL	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	30.33	AC		1.00	1.00	1.00	685.00	685.00	20,776							
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	6.35	AC		1.00	1.00	1.00	390.00	390.00	2,476							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	37.68	AC		1.00	1.00	1.00	8,500.00	8,500.00	320,280							

REVIEW DATE 05/20/2020 BY TWA Total Acres: 37.68 Total Land Value: 68,252 Market: 320,280 Agricultural: 23,252 Common: 45,000 PRINTED 07/30/2025 BY SYS