IN OR 2325/216
EX R/W CASE #03-64-CA

NICHOLSON SCOTT
1194 LINKSIDE CT E
ATLANTIC BEACH, FL 32233

2025

42-2N-25-0000-0017-0040

BUILDING CHARACTERISTICS

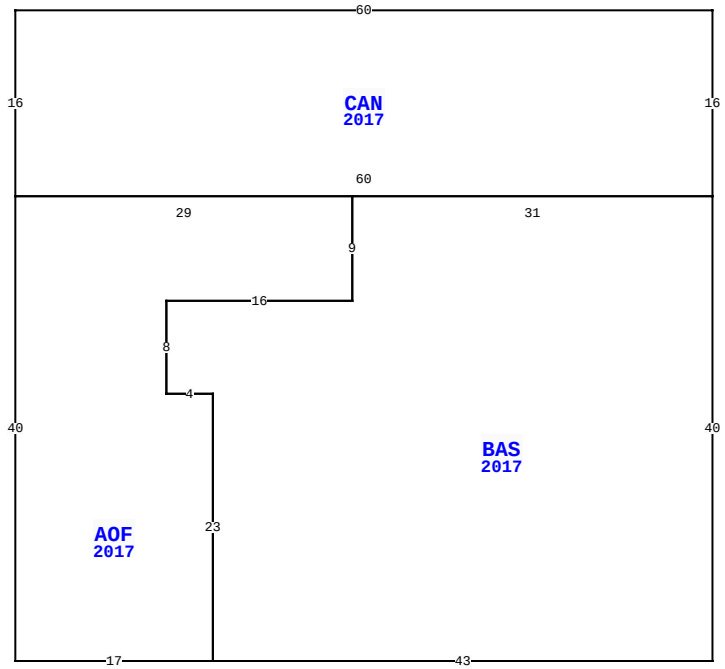
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	04	NONE 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		3 100
Frame	05	STEEL 100
Story Height		16 100
RMS		4 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
Occupancy	OO	OWNER OCC 100
Quality	05	Quality Level 05
DOR CODE	4870	PREFAB WAREHOUSE
MAP NUM		MKT AREA 08
NEIGHBORHOOD/LOC	8026.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
AOF	756	185	2017	1,399	60,873
BAS	1,644	100	2017	1,644	71,534
CAN	960	30	2017	288	12,531
TOTALS	3,360			3,331	144,939

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
4807	06	3,331	128.5287	58.80	195,863	2017	2017	0	0	0	26.00	74.00

1 PREFAB MTL – 0% - 0 Heated Area: 2400 HX Base Yr



450526 SR 200, CALLAHAN

BLD DATE	07/19/2024 KWA	LGL DATE	
XF DATE		LAND DATE	05/07/2025 DC
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	144,939
TOTAL MARKET OB/XF VALUE	20,120
TOTAL LAND VALUE - MARKET	172,062
TOTAL MARKET VALUE	337,121
SOH/AGL Deduction	89,486
ASSESSED VALUE	247,635
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	247,635
TOTAL JUST VALUE	337,121
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	225,123

DBA: JAX TRUSS INC (PRES SCOTT NICOLSON/ VP TIM NI

PERMIT NUM	DESCRIPTION	AMT	ISSUED
17006391	NEW CONSTR	416,539	07/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2325/0216	12/13/2019	WD	Q	I	01	310,000
GRANTOR: HICKOX EPHRIAM & BREN						
GRANTEE: NICHOLSON SCOTT						
2023/1445	1/15/2016	WD	Q	V	02	40,000
GRANTOR: GRIFFIS DWIGHT G & RI						
GRANTEE: HICKOX EPHRIAM & BR						

BUILDING NOTES

BUILDING DIMENSIONS

CAN=[YR=2017] W60 S16 AOF=[YR=2017] S40 E17 BAS=[YR=2017] E43 N40 W31 S9 W16 S8 E4 S23$ N23 W4 N8 E16 N9 W29$ E60 N16$.

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	0	0	0	3,498.00	SF	4.00	4.00	100	2017	2017	3	96	13,432	
2	0811	CONCRETE B	0	0	0	0	602.00	SF	5.20	5.20	100	2017	2017	3	96	3,005	
3	0402	CONC BUMPE	0	0	0	0	3.00	UT	25.00	25.00	100	2017	2017	3	97	73	
4	0400	CONC CURB	0	0	0	0	128.00	LF	15.00	15.00	100	2017	2017	3	97	1,862	
5	0810	CONCRETE A	0	0	14	10	140.00	SF	6.50	6.50	100	2017	2017	3	96	874	
6	0810	CONCRETE A	0	0	14	10	140.00	SF	6.50	6.50	100	2017	2017	3	96	874	

LAND DESCRIPTION

TOTAL OB/XF 20,120

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	004800	C	WAREHOUSE	0		CI	0.00	0.00	68,825.00	SF		1.00	1.00	1.00	2.50	2.50	172,062							

REVIEW DATE 07/09/2024 BY KBA Total Acres: 1.53 Total Land Value: 172,062 Market: 0 Agricultural: 0 Common: 172,062 PRINTED 07/30/2025 BY SYS