

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

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

NASSAU COUNTY PROPERTY						PAGE 1 of 1	4
VALUATION SUMMARY							
VALUATION BY							STANDARD
Tax Group: 4		Tax Dist:					
BUILDING MARKET VALUE							136,572
TOTAL MARKET OB/XF VALUE							3,728
TOTAL LAND VALUE - MARKET							138,320
TOTAL MARKET VALUE							278,620
SOH/AGL Deduction							145,542
ASSESSED VALUE							133,078
TOTAL EXEMPTION VALUE		HX HB					51,411
BASE TAXABLE VALUE							81,667
TOTAL JUST VALUE							278,620
NCON VALUE							0
INCOME VALUE							
PREVIOUS YEAR MKT VALUE							281,399
PERMIT NUM		DESCRIPTION		AMT		ISSUED	
B250014050		INSTALL METAL CAR		27,856		12/31/2025	
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							
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\$.							
ND UE	OTHER ADJUSTMENTS AND NOTES		YEAR	DENSITY	DECL	FRZ	YR CONSRV
38,320							
Common: 138,320 PRINTED 07/09/2026 BY SYS							