PT GOVT LOT 4 PAR 7-9
IN OR 1756/545 (EX R/W)

NICOLAY THOMAS & DEBRA L/E/
3079 JANE LANE
HILLIARD, FL 32046

2026

27-2N-23-0000-0007-0090

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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

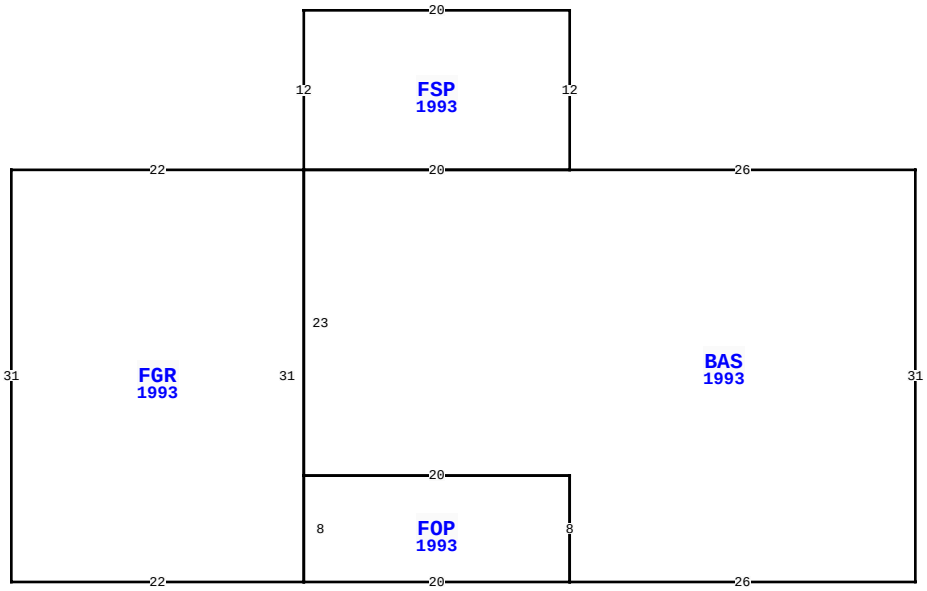
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,266	100	1993	1,266	119,900
FGR	682	55	1993	375	35,515
FOP	160	30	1993	48	4,546
FSP	240	40	1993	96	9,092
TOTALS	2,348			1,785	169,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,785	109.0000	114.45	204,293	1985	1985	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 2012 Heated Area: 1266 HX Base Yr 2012



3079 JANE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		169,052
TOTAL MARKET OB/XF VALUE		5,159
TOTAL LAND VALUE - MARKET		126,000
TOTAL MARKET VALUE		300,211
SOH/AGL Deduction		225,515
ASSESSED VALUE		74,696
TOTAL EXEMPTION VALUE	HX HB	49,696
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		300,211
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,936

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2442/1975	3/16/2021	LE	U	I	11	100
GRANTOR: NICOLAY THOMAS & DEBR						
GRANTEE: NICOLAY JOSHUA RAND						
1756/0545	9/09/2011	WD	Q	I	02	130,100
GRANTOR: MIMS FRANCES J						
GRANTEE: NICOLAY THOMAS & DE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W26 FSP=[YR=1993] N12 W20 S12 FGR=[YR=1993] W22 S31 E22 FOP=[YR=1993] E20 N8 W20 S8$ N31$ E20$ W20 S23 E20 S8 E26 N31$.

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
2	0752	USP	0	100	20	14	280.00	SF	15.00	15.00	100	1986	1986	3	20	840	
3	0510	GARAGE WD-	0	100	20	14	280.00	SF	35.00	35.00	100	1986	1986	3	20	1,960	
4	0350	CARPORT WD	0	100	20	10	200.00	SF	8.58	8.58	100	1986	1986	3	20	343	
5	0681	POLE SHED	0	100	20	12	240.00	SF	15.00	15.00	100	2011	2011	3	56	2,016	

LAND DESCRIPTION

TOTAL OB/XF 5,159

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	0005	OR	0.00	0.00	4.50	AC		1.00	1.00	1.00	28,000.00	28,000.00	126,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 4.50 Total Land Value: 126,000 Market: 0 Agricultural: 0 Common: 126,000 PRINTED 07/09/2026 BY SYS