

TAYLOR NICHOLAS A & DANA R
29620 NICK BAY LANE
HILLIARD, FL 32046

37-3N-23-2070-0030-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2									
ELEMENT CD										TYPE MDL EFF. AREA TOT ADJ PTS EFF. BASE RATE REPL. COST NEW AYB EYB ECON FNCT % COND										VALUATION BY STANDARD									
Exterior Wall 05 AVERAGE 100										0800 02 924 117.2000 105.48 97,464 1999 1999 0 0 60.00 40.00										Tax Group: 4 Tax Dist:									
Roof Structure 03 GABLE/HIP 100										1 M/H 94+ 100% - 2014 Heated Area: 924 HX Base Yr 2014										BUILDING MARKET VALUE 78,213									
Roof Cover 05 COMP SHNGL 100																				TOTAL MARKET OB/XF VALUE 35,856									
Interior Wall 03 DRYWALL 100																				TOTAL LAND VALUE - MARKET 140,092									
Interior Floor 14 CARPET 80																				TOTAL MARKET VALUE 254,161									
Interior Floor 08 SHT VINYL 20																				SOH/AGL Deduction 30,994									
Air Condition 03 CENTRAL 100																				ASSESSED VALUE 223,167									
Heating Type 04 AIR DUCTED 100																				TOTAL EXEMPTION VALUE HX HB 51,411									
Bedrooms																				BASE TAXABLE VALUE 171,756									
Bathrooms																				TOTAL JUST VALUE 254,161									
Frame																				NCON VALUE 0									
Stories																				INCOME VALUE									
Units																				PREVIOUS YEAR MKT VALUE 256,600									
Quality 03 Quality Level 03																													
DOR CODE 0200 MOBILE HOME																													
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 924 100 2008 924 38,986																													
TOTALS 924 100 2008 924 38,986																													
EXTRA FEATURES										29620 NICK BAY LN, HILLIARD																			
L N 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										BLD DATE LGL DATE										05/12/2026 MLU									
1 0350 CARPORT WD 0 100 22 20 440.00 SF 8.58 8.58 100 1994 1994 3 20 755										XF DATE LAND DATE																			
2 0937 WELL 0 0 0 0 1.00 UT 6,000.00 6,000.00 100 2008 2008 3 100 6,000										INC DATE AG DATE																			
3 0510 GARAGE WD- 0 100 19 22 418.00 SF 26.95 26.95 100 1994 1994 3 20 2,253																													
4 0936 SEPTC TANK 0 0 0 0 1.00 UT 6,000.00 6,000.00 100 2008 2008 3 100 6,000																													
5 0350 CARPORT WD 0 100 18 11 198.00 SF 8.58 8.58 100 1994 1994 3 20 340																													
6 0350 CARPORT WD 0 100 20 12 240.00 SF 8.58 8.58 100 2006 2006 3 22 453																													
7 0350 CARPORT WD 0 100 40 14 560.00 SF 8.58 8.58 100 2006 2006 3 22 1,057																													
8 0751 UOP 0 100 10 18 180.00 SF 10.00 10.00 100 1999 1999 3 25 450																													
9 0940 SHEDS/PORT 0 100 16 10 160.00 SF 20.10 20.10 100 1999 1999 3 20 643																													
10 0681 POLE SHED 0 100 10 6 60.00 SF 15.00 15.00 100 1999 1999 3 25 225																													
LAND DESCRIPTION										TOTAL OB/XF 18,176																			
L N USE CODE CLS LAND USE DESCRIPTION CAP R D LOC ZONE FRONT DEPTH TOT LND UTS UNIT TYPE D T 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 2.07 AC 1.00 1.00 1.15 19,000.00 21,850.00 45,230																													
2 000100 C RES 100 0005 OR 0.00 0.00 4.25 AC 1.00 1.00 1.15 19,000.00 21,850.00 92,862																													
3 009605 C WETLANDS 100 0005 OR 0.00 0.00 2.00 AC 1.00 1.00 1.00 1,000.00 1,000.00 2,000																													
REVIEW DATE 01/01/2023 BY CD										Total Acres: 8.32 Total Land Value: 140,092 Market: 0 Agricultural: 0 Common: 140,092										PRINTED 07/09/2026 BY SYS									

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