

2024 Form 6 - Full and Public Disclosure of Financial Interests

Filed with COE: 05/15/2025

General Information

Name: Hon Dawn Denine Nichols

CONFIDENTIAL

PID 207677

AGENCY INFORMATION

Organization	Suborganization	Title
Judicial Circuit (7Th)	Elected Constitutional Officer	

Net Worth

My Net Worth as of December 31, 2024 was \$ 3,862,926.90.

Assets

Household goods and personal effects may be reported in a lump sum if their aggregate value exceeds \$1,000. This category includes any of the following, if not held for investment purposes: jewelry; collections of stamps, guns, and numismatic items; art objects; household equipment and furnishings; clothing; other household items; and vehicles for personal use, whether owned or leased.

The aggregate value of my household goods and personal effect is \$ 5,000.00.

ASSETS INDIVIDUALLY VALUED AT OVER \$1,000:

Description of Asset	Value of Asset
Charles Schwab Joint Account	\$ 539,170.95
Charles Schwab IRA Accounts	\$ 493,848.07
Vystar Money Market Account & Savings	\$ 27,535.16
Truist Checking Accounts - includes sales proceeds from property	\$ 211,484.45
Coinbase Account	\$ 1,594.74
Home {REDACTED}	\$ 1,394,075.00
1126 Cowart Road, Pierson, FL	\$ 297,220.00
1119 Alladin Drive, Deltona, FL	\$ 221,475.00
1660 Brentlawn Drive, Deltona, FL	\$ 136,019.00
103 S. Brooks Avenue, DeLand, FL	\$ 215,212.00
903 E. Church St., DeLand, FL	\$ 153,083.00
432 N. Colorado Avenue, DeLand, FL	\$ 187,586.00
817 Fruitland Drive, Deltona, FL	\$ 179,831.00
1005 W. 9th Street, Deltona, FL	\$ 166,166.00
810 W. Wisconsin, DeLand, FL	\$ 147,518.00
912-914 Marietta Street, Lakeland, FL	\$ 281,664.00
Jeep 2020	\$ 22,908.00

Liabilities

LIABILITIES IN EXCESS OF \$1,000:

Name of Creditor	Address of Creditor	Amount of Liability
Truist (Mortgage)	P.O. Box 79041 Baltimore, MD 21279	\$ 85,795.65
Huntington (Mortgage)	5555 Cleveland Ave Columbus, OH 43231	\$ 186,416.36
Roundpoint (Mortgage)	P.O. Box 19409 Charlotte, NC 28219	\$ 160,007.22
Atlantic Bay (Mortgage)	P.O. Box 8068 Virginia Beach, VA 23450	\$ 43,985.09
Intracoastal Bank (HELOC)	2140 LPGA Blvd, Daytona Beach, FL 32117	\$ 342,259.00

JOINT AND SEVERAL LIABILITIES NOT REPORTED ABOVE:

Name of Creditor	Address of Creditor	Amount of Liability
N/A		

Income

Identify each separate source and amount of income which exceeded \$1,000 during the year, including secondary sources of income. Or attach a complete copy of your 2024 federal income tax return, including all W2s, schedules, and attachments. Please redact any social security or account numbers before attaching your returns, as the law requires these documents be posted to the Commission's website.

☐ I elect to file a copy of my 2024 federal income tax return and all W2s, schedules, and attachments.

PRIMARY SOURCES OF INCOME:

Name of Source of Income Exceeding \$1,000	Address of Source of Income	Amount
State of Florida	Kim C. Hammond Justice Center, BLDG. 1	\$ 196,898.00
Capital Gains	Sale of Real Estate/Charles Schwab Transactions	\$ 36,241.00

SECONDARY SOURCES OF INCOME (Major customers, clients, etc. of businesses owned by reporting person):

Name of Business Entity	Name of Major Sources of Business' Income	Address of Source	Principal Business Activity of Source
1119 Alladin Dr., LLC	ERA Grizzard Realty (Mgt Company)	899 W. New York Avenue, DeLand, FL	Rental Income
1660 Brentlawn Ave., LLC	ERA Grizzard Realty (Mgt Company)	899 W. New York Avenue, DeLand, FL	Rental Income
1005 W. 9th St., LLC	Swann Realty (Mgt Company)	505 E. New York Avenue, DeLand, FL	Rental Income
817 Fruitland Dr., LLC	ERA Grizzard Realty (Mgt Company)	899 W. New York Avenue, DeLand, FL	Rental Income
810 W. Wisconsin Ave., LLC	ERA Grizzard Realty (Mgt. Company)	899 W. New York Avenue, DeLand, FL	Rental Income
432 N. Colorado Ave., LLC	ERA Grizzard Realty (Mgt Company)	899 W. New York Avenue, DeLand, FL	Rental Income
912 Marietta St., LLC	Royal Swan Properties (Mgt. Company)	1979 E. Edgewood Drive, Suite 107, Lakeland, FL	Rental Income
903 E. Church St., LLC	ERA Grizzard Realty (Mgt Company)	899 W. New York Avenue, DeLand, FL	Rental Income
103 S. Brooks Avenue. LLC	ERA Grizzard Realty (Mgt. Company)	899 W. New York Avenue, DeLand, FL	Rental Income

Interests in Specified Businesses**Business Entity # 1**

Name of Business Entity	1119 Alladin Dr., LLC
Address of Business Entity	{REDACTED}
Principal Business Activity	Rental Property (managed by prop mgt company)
Postion Held with Entity	co-MGR of LLC
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	50% and spouse owns 50%

Business Entity # 2

Name of Business Entity	1660 Brentlawn Street, LLC
Address of Business Entity	{REDACTED}
Principal Business Activity	Rental Property (managed by prop mgt company)
Postion Held with Entity	MGRM of LLC
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	50% and spouse owns 50%

Business Entity # 3

Name of Business Entity	1005 W. 9th Street, LLC
Address of Business Entity	{REDACTED}

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Principal Business Activity	Rental Property (managed by prop mgt company)
Postion Held with Entity	MGRM of LLC
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	50% and spouse owns 50%
Business Entity # 4	
Name of Business Entity	817 Fruitland Drive, LLC
Address of Business Entity	{REDACTED}
Principal Business Activity	Rental Property (managed by prop mgt company)
Postion Held with Entity	MGRM of LLC
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	50% and spouse owns 50%
Business Entity # 5	
Name of Business Entity	810 W. Wisconsin, LLC
Address of Business Entity	{REDACTED}
Principal Business Activity	Rental Property (managed by prop mgt company)
Postion Held with Entity	co-MGR of LLC
I own more than a 5% Interest in the Business	Yes

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Nature of my Ownership Interest	50% and spouse owns 50%
Business Entity # 6	
Name of Business Entity	432 N. Colorado Ave., LLC
Address of Business Entity	{REDACTED}
Principal Business Activity	Rental Property (managed by prop mgt company)
Postion Held with Entity	co-MGR of LLC
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	50% and spouse owns 50%
Business Entity # 7	
Name of Business Entity	912 Marietta Street, LLC
Address of Business Entity	{REDACTED}
Principal Business Activity	Rental Property (managed by prop mgt company)
Postion Held with Entity	MGRM of LLC
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	50% and spouse owns 50%
Business Entity # 8	
Name of Business Entity	903 E. Church St., LLC
Address of Business Entity	{REDACTED}

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Principal Business Activity	Rental Property (managed by prop mgt company)
Postion Held with Entity	co-MGR of LLC
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	50% and spouse owns 50%
Business Entity # 9	
Name of Business Entity	103 S. Brooks Avenue, LLC
Address of Business Entity	{REDACTED}
Principal Business Activity	Rental Property (managed by prop mgt company)
Postion Held with Entity	co-MGR of LLC
I own more than a 5% Interest in the Business	Yes
Nature of my Ownership Interest	50% and spouse owns 50%

Training

Based on the office or position you hold, the certification of training required under Section 112.3142, F.S., is not applicable to you for this form year.

Signature of Reporting Official or Candidate

Under the penalties of perjury, I declare that I have read the foregoing Form 6 and that the facts stated in it are true.

Dawn Denine Nichols

Digitally signed: 05/15/2025

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