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IN OR 2070/186

WISE KEVIN DUANE  
2518 ROY SIKES RD  
HILLIRAD, FL 32046

2023

04-2N-23-0000-0005-0030



| BUILDING CHARACTERISTICS     |                  |                |                             |                      | MARKET ADJUSTMENTS |             |                |                |             |                |           |           |             |         |                           |                       | NASSAU COUNTY PROPERTY |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
|------------------------------|------------------|----------------|-----------------------------|----------------------|--------------------|-------------|----------------|----------------|-------------|----------------|-----------|-----------|-------------|---------|---------------------------|-----------------------|------------------------|-----------------------------|--|-------------------|--|--------------------------|--|-----------|--|-----------------|-----------------|----------------|--|---------------------------|--|--|--|--|--|--|--|--|
| ELEMENT                      | CD               | CONSTRUCTION   | TYPE                        | MDL                  | EFF. AREA          | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB         | EYB            | ECON      | FNCT      | NORM        | % COND  | PAGE 1 of 1 6             |                       |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| Exterior Wall                | 05               | AVERAGE 100    | 0800                        | 02                   | 1,847              | 121.4000    | 84.98          | 156,958        | 1994        | 1994           | 0         | 0         | 0           | 70.00   | 30.00                     | VALUATION BY STANDARD |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| Roof Structur                | 03               | GABLE/HIP 100  | 1 M/H 94+ - 100% - 2017     |                      |                    |             |                |                |             |                |           |           |             |         | Heated Area: 1755         |                       |                        |                             |  |                   |  |                          |  |           |  |                 | HX Base Yr 2017 |                |  |                           |  |  |  |  |  |  |  |  |
| Roof Cover                   | 12               | MODULAR MT 100 |                             |                      |                    |             |                |                |             |                |           |           |             |         | Tax Group: 6              |                       |                        |                             |  |                   |  |                          |  |           |  |                 | Tax Dist:       |                |  |                           |  |  |  |  |  |  |  |  |
| Interior Wall                | 05               | DRYWALL 100    |                             |                      |                    |             |                |                |             |                |           |           |             |         | BUILDING MARKET VALUE     |                       |                        |                             |  |                   |  |                          |  |           |  |                 | 47,087          |                |  |                           |  |  |  |  |  |  |  |  |
| Interior Floo                | 13               | LVT/LAMMT 70   |                             |                      |                    |             |                |                |             |                |           |           |             |         | TOTAL MARKET OB/XF VALUE  |                       |                        |                             |  |                   |  |                          |  |           |  |                 | 24,052          |                |  |                           |  |  |  |  |  |  |  |  |
| Interior Floo                | 08               | SHT VINYL 30   |                             |                      |                    |             |                |                |             |                |           |           |             |         | TOTAL LAND VALUE - MARKET |                       |                        |                             |  |                   |  |                          |  |           |  |                 | 98,990          |                |  |                           |  |  |  |  |  |  |  |  |
| Air Condition                | 03               | CENTRAL 100    |                             |                      |                    |             |                |                |             |                |           |           |             |         | TOTAL MARKET VALUE        |                       |                        |                             |  |                   |  |                          |  |           |  |                 | 170,129         |                |  |                           |  |  |  |  |  |  |  |  |
| Heating Type                 | 04               | AIR DUCTED 100 |                             |                      |                    |             |                |                |             |                |           |           |             |         | SOH/AGL Deduction         |                       |                        |                             |  |                   |  |                          |  |           |  |                 | 70,320          |                |  |                           |  |  |  |  |  |  |  |  |
| Bedrooms                     | 3                | 100            |                             |                      |                    |             |                |                |             |                |           |           |             |         | ASSESSED VALUE            |                       |                        |                             |  |                   |  |                          |  |           |  |                 | 99,809          |                |  |                           |  |  |  |  |  |  |  |  |
| Bathrooms                    | 2                | 100            |                             |                      |                    |             |                |                |             |                |           |           |             |         | TOTAL EXEMPTION VALUE     |                       |                        |                             |  |                   |  |                          |  |           |  |                 | HX HB 50,000    |                |  |                           |  |  |  |  |  |  |  |  |
| Frame                        | 02               | WOOD FRAME 100 |                             |                      |                    |             |                |                |             |                |           |           |             |         | BASE TAXABLE VALUE        |                       |                        |                             |  |                   |  |                          |  |           |  |                 | 49,809          |                |  |                           |  |  |  |  |  |  |  |  |
| Stories                      | 1.               | 1. 100         |                             |                      |                    |             |                |                |             |                |           |           |             |         | TOTAL JUST VALUE          |                       |                        |                             |  |                   |  |                          |  |           |  |                 | 170,129         |                |  |                           |  |  |  |  |  |  |  |  |
| Units                        | 0                | 100            | NCON VALUE                  |                      |                    |             |                |                |             |                |           |           |             |         | 0                         |                       |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
|                              |                  |                | INCOME VALUE                |                      |                    |             |                |                |             |                |           |           |             |         |                           |                       |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
|                              |                  |                | PREVIOUS YEAR MKT VALUE     |                      |                    |             |                |                |             |                |           |           |             |         | 133,166                   |                       |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| 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    | TOT ADJ AREA                | SUBAREA MARKET VALUE |                    |             |                |                |             |                |           |           |             |         |                           |                       |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| BAS                          | 1,755            | 100            | 1,755                       | 44,742               |                    |             |                |                |             |                |           |           |             |         |                           |                       |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| UOP                          | 120              | 25             | 30                          | 765                  |                    |             |                |                |             |                |           |           |             |         |                           |                       |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| UOP                          | 247              | 25             | 62                          | 1,581                |                    |             |                |                |             |                |           |           |             |         |                           |                       |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| TOTALS                       |                  |                | 2,122                       |                      | 1,847              | 47,087      |                |                |             |                |           |           |             |         |                           |                       |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| EXTRA FEATURES               |                  |                | 2518 ROY SIKES RD, 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                  |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| 1                            | 0200             | BARN WD 0-     | 0                           | 100                  | 30                 | 41          | 1,230.00       | SF             | 20.00       | 20.00          | 100       | 2005      | 2005        | 3       | 44                        | 10,824                |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| 2                            | 0500             | FP-PRE FAB     | 0                           | 100                  | 0                  | 0           | 1.00           | UT             | 3,500.00    | 3,500.00       | 100       | 1994      | 1994        | 3       | 77                        | 2,695                 |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| 3                            | 1242             | WD DECK A      | 0                           | 100                  | 10                 | 8           | 80.00          | SF             | 10.00       | 10.00          | 100       | 2003      | 2003        | 3       | 22                        | 176                   |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| 4                            | 0681             | POLE SHED      | 0                           | 100                  | 18                 | 16          | 288.00         | SF             | 15.00       | 15.00          | 100       | 2004      | 2004        | 3       | 40                        | 1,728                 |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| 5                            | 0681             | POLE SHED      | 0                           | 100                  | 30                 | 10          | 300.00         | SF             | 15.00       | 15.00          | 100       | 2004      | 2004        | 3       | 40                        | 1,800                 |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| 6                            | 0756             | FEP            | 0                           | 100                  | 16                 | 8           | 128.00         | SF             | 27.00       | 27.00          | 100       | 2004      | 2004        | 3       | 24                        | 829                   |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| 7                            | 0936             | SEPTC TANK     | 0                           | 100                  | 0                  | 0           | 1.00           | UT             | 6,000.00    | 6,000.00       | 100       | 2021      | 2021        | 3       | 100                       | 6,000                 |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| TOTALS                       |                  |                |                             |                      |                    |             |                |                |             |                |           |           |             |         | 24,052                    |                       |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| LAND DESCRIPTION             |                  |                | TOTAL OB/XF                 |                      |                    |             |                |                |             |                |           |           |             |         |                           |                       |                        |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| L N                          | USE CODE         | CLS            | LAND USE DESCRIPTION        | CAP                  | R D                | LOC ZONE    | FRONT          | DEPTH          | TOT LND UTS | UNIT TYPE      | D T       | DPHT FACT | % COND      | TOT ADJ | UNIT PRICE                | ADJ UNIT PRICE        | LAND VALUE             | OTHER ADJUSTMENTS AND NOTES |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| 1                            | 000115           | C              | SFR ACRES                   | 100                  | 0005               | OR          | 0.00           | 0.00           | 5.21        | AC             |           | 1.00      | 1.00        | 1.00    | 19,000.00                 | 19,000.00             | 98,990                 |                             |  |                   |  |                          |  |           |  |                 |                 |                |  |                           |  |  |  |  |  |  |  |  |
| REVIEW DATE 12/07/2021 BY TW |                  |                |                             |                      |                    |             |                |                |             |                |           |           |             |         |                           |                       |                        |                             |  | Total Acres: 5.21 |  | Total Land Value: 98,990 |  | Market: 0 |  | Agricultural: 0 |                 | Common: 98,990 |  | PRINTED 08/02/2023 BY SYS |  |  |  |  |  |  |  |  |