

HARRIS SHERRI SIKES
2496 SIKES DRIVE
HILLIARD, FL 32046

2023



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	VALUATION SUMMARY															
Exterior Wall		19	COMMON BRK 90		0900	01	2,974	104.7489	124.39	369,936	1971	1978	0	0	0	30.63	69.37	VALUATION BY				STANDARD											
Roof Structure		03	GABLE/HIP 100		1 SNGL FAM - 100% - 2011													Heated Area: 2871				HX Base Yr 2011				Tax Group: 6				Tax Dist:			
Roof Cover		03	COMP SHNGL 100																							256,625							
Interior Wall		04	PLYWOOD 100																							11,707							
Interior Floor		14	CARPET 90																							134,000							
Interior Floor		08	SHT VINYL 10																							306,207							
Air Condition		03	CENTRAL 100																							150,659							
Heating Type		04	AIR DUCTED 100																							155,548							
Bedrooms		4	100																							50,000							
Bathrooms		2	100																							105,548							
Frame		03	MASONRY 100																							402,332							
Stories		1.	1. 100																							0							
Units		0	100																							INCOME VALUE							
BUD8 Adjustme		06	DIST 1D 100																							PREVIOUS YEAR MKT VALUE							
Occupancy		00	NONE 100																							249,098							
Quality		02	Quality Level 02																														
DOR CODE		5000	IMPROVED AG																														
MAP NUM			MKT AREA																							09							
NEIGHBORHOOD/LOC		9001	00																														
AREA TYPE		TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAS		2,223	100	2,223	191,821																												
BAS		648	100	648	55,916																												
FOP		301	30	90	7,766																												
PTO		264	5	13	1,122																												
TOTALS		3,436		2,974	256,625																												
EXTRA FEATURES					2496 SIKES DR, HILLIARD										BLD DATE		03/03/2023		NW		LGL DATE				06/13/2023		MLU						
															XF DATE						LAND DATE												
															INC DATE						AG DATE												
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																	
2	0940	SHEDS/PORT	0 100	23	13	299.00	SF	30.00	30.00	100	1970	1970	3	20	1,794																		
4	0351	CARPORT MT	0 100	30	28	840.00	SF	7.50	7.50	100	1970	1970	3	20	1,260																		
8	0811	CONCRETE B	0 100	0	0	649.00	SF	5.20	5.20	100	1971	1971	3	23	776																		
9	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000																		
10	0810	CONCRETE A	0 100	0	0	385.00	SF	6.50	6.50	100	1997	1997	3	75	1,877																		