PT OF GOVT LOT 5
IN OR 2111/1568

REHBERG JOSEPH & LESLIE/
2531 SIKES DR
HILLIARD, FL 32046

2023

09-2N-23-0000-0003-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

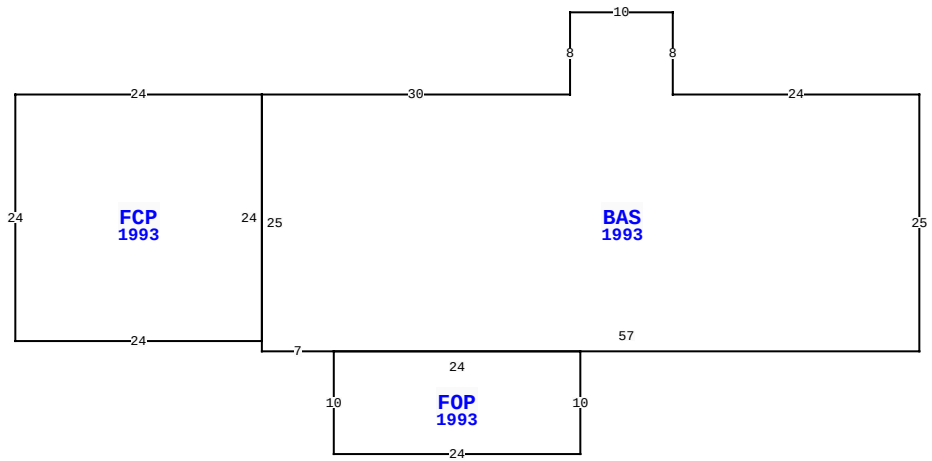
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	12	HARDWOOD 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1,680	180,162
FCP	576	25	144	15,442
FOP	240	30	72	7,721
TOTALS	2,496		1,896	203,325

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,896	100.9008	119.82	227,179	1988	2008	0	0	0	10.50	89.50

1 SNGL FAM – 100% - 2018 Heated Area: 1680 HX Base Yr 2018



2531 SIKES DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		222,333
TOTAL MARKET OB/XF VALUE		21,305
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		318,638
SOH/AGL Deduction		84,203
ASSESSED VALUE		234,435
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		184,435
TOTAL JUST VALUE		318,638
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		271,983

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18009363	CO ISSUED	0	09/14/2018
18008209	MH MOVE-ON	0	08/10/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2111/1568	3/31/2017	WD	Q	I	01	224,900
GRANTOR: BASS ROBIN						
GRANTEE: REHBERG JOSEPH & LE						
1890/0712	11/11/2013	QC	U	I	11	100
GRANTOR: DEGARMO KEEGHAN & ROB						
GRANTEE: BASS ROBIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 N8 W10 S8 W30 FCP=[YR=1993] W24 S24 E24 N24$ S25 E7 FOP=[YR=1993] S10 E24 N10 W24$ E57N25$.

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
1	0812	CONCRETE C	0	100	0	0	2,727.00	SF	4.00	4.00	100	1979	1979	3	32.5	3,545	
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2019	2019	3	100	6,000	
4	0351	CARPORT MT	0	100	40	16	640.00	SF	10.00	10.00	100	2019	2019	3	90	5,760	

LAND DESCRIPTION

TOTAL OB/XF 21,305

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	75,000							

REVIEW DATE 08/06/2021 BY TWA Total Acres: 3.00 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/02/2023 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

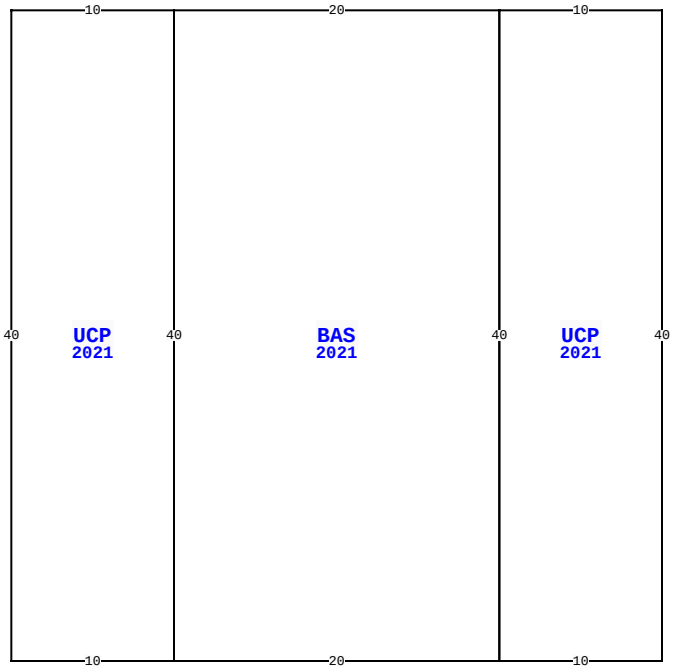
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	800	100	800	15,840
UCP	400	20	80	1,584
UCP	400	20	80	1,584
TOTALS	1,600		960	19,008

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	960	57.1320	20.00	19,200	2021	2021	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2018 Heated Area: 800 HX Base Yr 2018



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GRANTOR: DEGARMO KEEGHAN & ROB						
GRANTEE: BASS ROBIN						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2021] W10 BAS=[YR=2021] W20 UCP=[YR=2021] W10 S40 E10 N40$ S40 E20 N40$ S40 E10 N40$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

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