

[illegible]



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	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	725	100	725	11,020
UCP	675	20	135	2,052
TOTALS	1,400		860	13,072

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
6500	01	860	57.1320	20.00	17,200	2005	2005	0	0	0	24.00	76.00	
2 GARAGE RES - 100% - 2021 Heated Area: 725 HX Base Yr 2021													
2744 SIKES DR, HILLIARD													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/16/2023 MLU													

NASSAU COUNTY PROPERTY									
PAGE 2 of 2									
6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					57,140				
TOTAL MARKET OB/XF VALUE					592				
TOTAL LAND VALUE - MARKET					193,800				
TOTAL MARKET VALUE					251,532				
SOH/AGL Deduction					115,400				
ASSESSED VALUE					136,132				
TOTAL EXEMPTION VALUE					HX HB WX				
BASE TAXABLE VALUE					55,000				
TOTAL JUST VALUE					81,132				
NCON VALUE					251,532				
INCOME VALUE					0				
PREVIOUS YEAR MKT VALUE					153,085				