

MCCONNELL BARBARA
2588 SIKES DR
HILLIARD, FL 32046

10-2N-23-0000-0015-0080

BUILDING CHARACTERISTICS

ELEMENTCD

05
AVERAGE 100

03
GABLE/HIP 100

03
COMP SHNGL 100

05
DRYWALL 100

14
CARPET 90

08
SHT VINYL 10

03
CENTRAL 100

04
AIR DUCTED 100

3 100
2 100

02
WOOD FRAME 100

1.
1. 100
0 100

06
DIST 1D 100

00
NONE 100

06
Quality Level 06

0100
SINGLE FAMILY

MKT AREA
09

9001.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREA MARKET VALUE

BAS1,5401001,540148,357

FOP16530504,817

FOP27530827,899

UOP12020242,312

USP30030908,671

TOTALS2,4001,786172,056

CONSTRUCTION

TYPEMDLEFF. AREATOT ADJ PNTOT. BASE RATEREPL. COST NEWAYB

0100011,786123.0500111.05198,33519951995

1 SINGLE FAM - 100% - 2008Heated Area: 1540HX Base Yr 2008

1025

1212

1025

2035

55

28

55

3

FOP 1995

FOP 1995

BAS 1995

FOP 1995

BLD DATEXF DATEINC DATELGL DATELAND DATEAG DATE

06/16/2023MLU

EXTRA FEATURES

L NOBJ/XF CODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDDYEAR ONYEAR ACTUALQ% COND OBJ/XF MKT VALUENOTES

40500FP-PRE FAB0100001.00UT3,500.003,500.00100199519953792,765

90810CONCRETE A010000475.00SF6.506.50100200020003802,470

100510GARAGE WD-01002714378.00SF28.0028.00100200020003293,069

130681POLE SHED01002015300.00SF9.159.15100200420043401,098

140525GAZEBO0100001.00UT5,000.005,000.00100200720073522,600

150476VF 6 SBPL01000074.00LF32.0032.00100200420043661,563

161127BRICK 8"01000030.00SF11.0011.0010020102010398323

170473VF 3 RAIL010000832.00LF7.507.50100201020103815,054

LAND DESCRIPTIONTOTAL OB/XF18,942

L NUSE CODECLSLAND USE DESCRIPTIONCAPR DLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPH FACT% CONDDTOT ADJUNIT PRICELAND VALUETHAN OTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES1000005OR0.000.008.00AC1.001.001.0019,000.0019,000.00152,000

REVIEW DATE08/14/2018BY TWXTotal Acres: 8.00Total Land Value: 152,000Market: 0Agricultural: 0Common: 152,000PRINTED 08/02/2023 BY SYS

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 6Tax Dist:

BUILDING MARKET VALUE172,056

TOTAL MARKET OB/XF VALUE18,942

TOTAL LAND VALUE - MARKET152,000

TOTAL MARKET VALUE342,998

SOH/AGL Deduction188,504

ASSESSED VALUE154,494

TOTAL EXEMPTION VALUEHX HB SX100,000

BASE TAXABLE VALUE54,494

TOTAL JUST VALUE342,998

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE248,490

SALES DATA

OFF RECORD NumberDATETYPE INSTQUANTITYVALUERSN CD SALE PRICE

1500/02125/21/2007WDQI44,000

GRANTOR: KATO ROBERT S & KATHL

GRANTEE: MCCONNELL BARBARA

0546/04956/27/1988WDQV44,000

GRANTOR: REED MARVIN F

GRANTEE: KATO ROBERT S

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] W25 UOP=[YR=2008] W10 S12 FOP=[YR=1995] W20 S5 BAS=[YR=1995] S28 FOP=[YR=1995] S3 E55 N3 W55\$ E55 N28 W55\$ E55 N5 W35\$ E10 N12\$ S12 E25 N12\$.