PARCELS 15-15 & 15-13
PT OF SW1/4
IN OR 1895/1706

NOEL MICHELE R
2924 SIKES DRIVE
HILLIARD, FL 32046-5041

2023

10-2N-23-0000-0015-0150

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

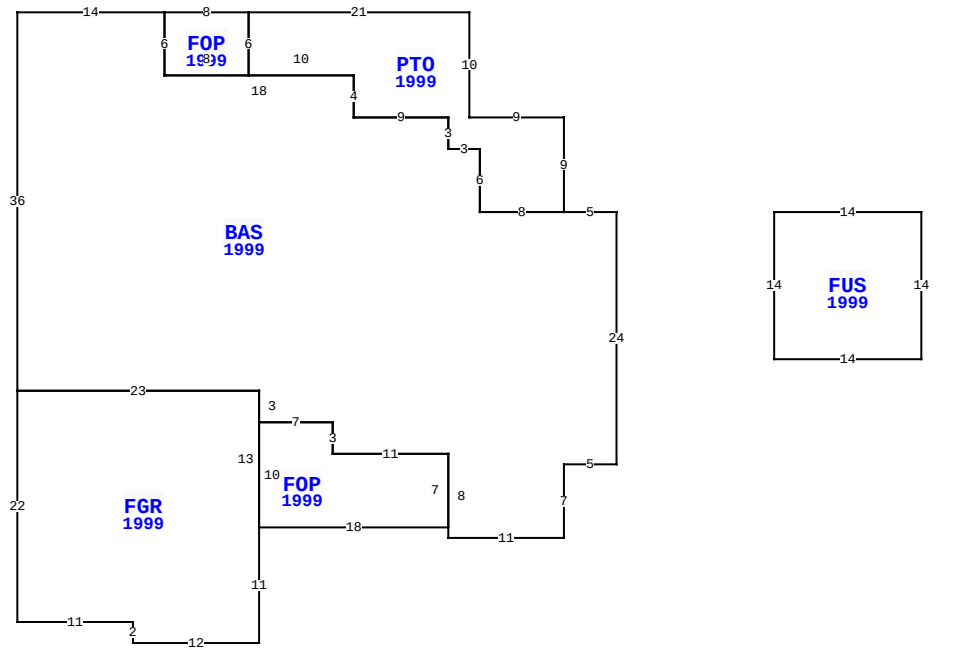
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	30	VINYL 10
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
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	1,844	100	1,844	177,075
FGR	530	55	292	28,040
FOP	48	30	14	1,344
FOP	147	30	44	4,225
FUS	196	100	196	18,821
PTO	251	5	13	1,249
TOTALS	3,016		2,403	230,754

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,403	97.0200	115.21	276,850	1999	1999	0	0	0	16.65	83.35

1 SNGL FAM – 100% - 2000 Heated Area: 2040 HX Base Yr 2000



2924 SIKES DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		230,754
TOTAL MARKET OB/XF VALUE		2,631
TOTAL LAND VALUE - MARKET		58,200
TOTAL MARKET VALUE		291,585
SOH/AGL Deduction		140,845
ASSESSED VALUE		150,740
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		100,740
TOTAL JUST VALUE		291,585
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B985132	NEW CONSTR	90,000	06/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1895/1706	8/14/2013	WD	U	I	30	100
GRANTOR: O'DONNELL MICHELE R						
GRANTEE: NOEL MICHELLE R & T						
1600/0596	1/08/2009	WD	U	I	19	50,000
GRANTOR: O'DONNELL WILLIAM F						
GRANTEE: O'DONNELL MICHELE R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W5 PTO=[YR=1999] N9 W9 N10 W21 FOP=[YR=1999] W8 S6 E8 N6 $ S6 E10 S4 E9 S3 E3 S6 E8 $ W8 N6 W3 N3 W9 N4 W18 N6 W14 S36 FGR=[YR=1999] S22 E11 S2 E12 N11 FOP=[YR=1999] E18 N7 W11 N3 W7 S10 $ N13 W23 $ E23 S3 E7 S3 E11 S8 E11 N7 E5 N24 $ PTR= E15 FUS=[YR=1999] E14 S14 W14 N14 $ W15 $.

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	0810	CONCRETE A	0	100	19	20	380.00	SF	6.50	6.50	100	1999	1999	3	79	1,951	
2	1242	WD DECK A	0	100	0	0	340.00	SF	10.00	10.00	100	1999	1999	3	20	680	

LAND DESCRIPTION

TOTAL OB/XF 2,631

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		0.00	0.00	1.94	AC		1.00	1.00	1.00	30,000.00	30,000.00	58,200							

REVIEW DATE 08/14/2018 BY TWX Total Acres: 1.94 Total Land Value: 58,200 Market: 0 Agricultural: 0 Common: 58,200 PRINTED 08/02/2023 BY SYS