PT OF SW1/4
IN OR 794 PG 881
ESMT OR 1878/490

PURVIS JAMES R & JANET L/
2886 SIKES DRIVE
HILLIARD, FL 32046

2023

10-2N-23-0000-0015-0160

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

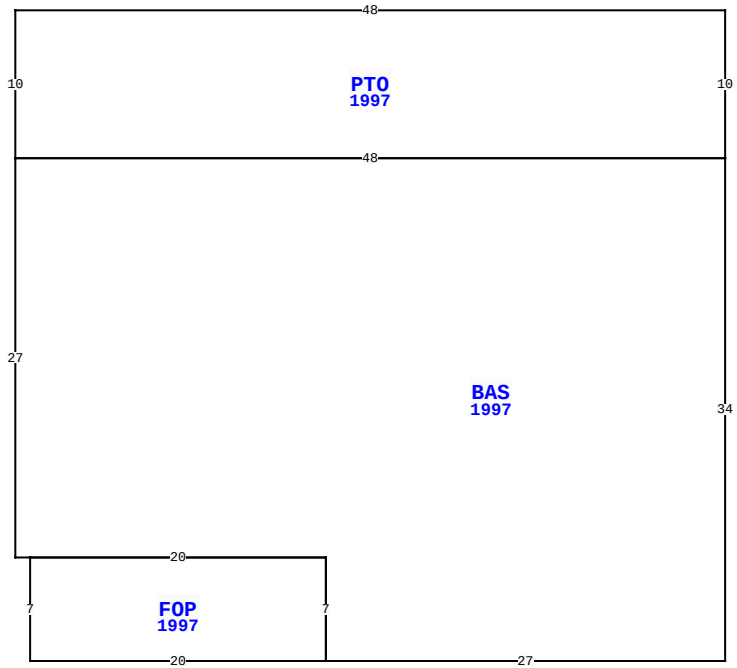
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	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	1,485	100	1,485	142,528
FOP	140	30	42	4,031
PTO	480	5	24	2,304
TOTALS	2,105		1,551	148,863

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,551	129.8511	117.19	181,762	1997	1997	0	0	0	18.10	81.90

1 SINGLE FAM – 100% - 1998 Heated Area: 1485 HX Base Yr 1998



2886 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		148,863
TOTAL MARKET OB/XF VALUE		4,989
TOTAL LAND VALUE - MARKET		60,900
TOTAL MARKET VALUE		214,752
SOH/AGL Deduction		107,372
ASSESSED VALUE		107,380
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		57,380
TOTAL JUST VALUE		214,752
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		186,478

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002119	REPAIR/RRF	20,000	02/16/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0794/0881	5/23/1997	WD	Q	V		25,000

GRANTOR: HARVELL ROSCOE & SAND

GRANTEE: PURVIS JAMES & JANE

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=1997] W48 S10 BAS=[YR=1997] S27 E1 FOP=[YR=1997] S7 E20 N7 W20 $ E20 S7 E27 N34 W48 $ E48 N10 $.

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	0940	SHEDS/PORT	0	100	10	20	200.00	SF	30.00	30.00	100	1997	1997	3	20	1,200	
2	0510	GARAGE WD-	0	100	0	0	1,400.00	SF	8.75	8.75	100	1998	1998	3	27	3,308	
3	0810	CONCRETE A	0	100	0	0	85.00	SF	6.50	6.50	100	2005	2005	3	87	481	

LAND DESCRIPTION

TOTAL OB/XF 4,989

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	2.03	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,900							

REVIEW DATE 04/04/2023 BY WWX Total Acres: 2.03 Total Land Value: 60,900 Market: 0 Agricultural: 0 Common: 60,900 PRINTED 08/02/2023 BY SYS