PT OF SW1/4
IN OR 820 PG 76
PARCELS 15-19 & 15-20

COLLINS DION P & BONITA J/
2738 SIKES DRIVE
HILLIARD, FL 32046

2023

10-2N-23-0000-0015-0190

BUILDING CHARACTERISTICS

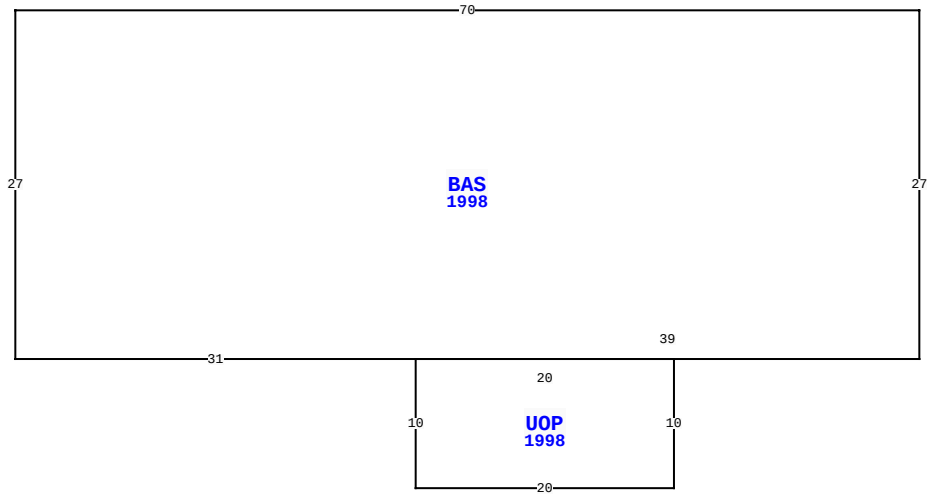
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04
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	1,890	100	1,890	96,814
UOP	200	25	50	2,561
TOTALS	2,090		1,940	99,375

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,940	135.5200	94.86	184,028	1998	2003	0	0	0	46.00	54.00

1 M/H 94+ – 100% - 1999 Heated Area: 1890 HX Base Yr 1999



2738 SIKES DR, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		99,375
TOTAL MARKET OB/XF VALUE		14,114
TOTAL LAND VALUE - MARKET		118,750
TOTAL MARKET VALUE		232,239
SOH/AGL Deduction		131,483
ASSESSED VALUE		100,756
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,756
TOTAL JUST VALUE		232,239
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		157,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0820/0076	1/21/1998	WD	Q	V		39,500

GRANTOR: HARVELL ROSCOE & SAND

GRANTEE: COLLINS DION & BONI

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W70 S27 E31 UOP=[YR=1998] S10 E20 N10 W20$ E39 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	
2	0510	GARAGE WD-	0	100	20	21	420.00	SF	12.25	12.25	100	1997	1997	3	26	1,338	
3	0681	POLE SHED	0	100	11	21	231.00	SF	15.00	15.00	100	1997	1997	3	26	901	
4	1242	WD DECK A	0	100	0	0	350.00	SF	10.00	10.00	100	2000	2000	3	20	700	
5	0681	POLE SHED	0	100	0	0	1,200.00	SF	15.00	15.00	100	2000	2000	3	29	5,220	
6	0811	CONCRETE B	0	100	0	0	750.00	SF	5.20	5.20	100	2000	2000	3	80	3,120	

LAND DESCRIPTION

TOTAL OB/XF 14,114

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	000102	C	SFR/MH	100	0005		0.00	0.00	4.75	AC		1.00	1.00	1.00	25,000.00	25,000.00	118,750							

REVIEW DATE 05/04/2020 BY TWA Total Acres: 4.75 Total Land Value: 118,750 Market: 0 Agricultural: 0 Common: 118,750 PRINTED 08/02/2023 BY SYS