

PT OF SW1/4
IN OR 1911/1395
EX S-1 & S-3 OF LOTS 7 & 8

HARRIS SHERRI SIKES
2496 SIKES DRIVE
HILLIARD, FL 32046

2023

10-2N-23-0000-0016-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
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	1,860	100	1,860	136,877
FEP	180	80	144	10,597
FEP	200	80	160	11,774
FGR	360	55	198	14,571
UDG	600	55	330	24,285

TOTALS	3,200		2,692	198,103
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0810	CONCRETE A	0	0	0	0	324.00	SF	6.50	6.50	737
2	0810	CONCRETE A	0	0	0	0	377.00	SF	6.50	6.50	858
3	0810	CONCRETE A	0	0	0	0	300.00	SF	6.50	6.50	683

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.55	AC	

REVIEW DATE	07/20/2017	BY	TWX
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	2,692	119.0400	107.43	289,202	1974	1979	0	0	31.50	68.50
1 SINGLE FAM - 0% - 0											
Heated Area: 1860											
HX Base Yr											
2897 SIKES DR, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

TOTAL OB/XF											
2,278											

TOTAL OB/XF											
2,278											

Market:	0
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NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		198,103	
TOTAL MARKET OB/XF VALUE		2,278	
TOTAL LAND VALUE - MARKET		46,500	
TOTAL MARKET VALUE		246,881	
SOH/AGL Deduction		30,009	
ASSESSED VALUE		216,872	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		216,872	
TOTAL JUST VALUE		246,881	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		225,419	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1702907	REPAIR/RRF	12,280	05/08/2017

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1911/1395	3/28/2014	QC	U	I	11
GRANTOR: HARRIS SHERRI SIKES					
GRANTEE: HARRIS ALEXANDER CL					
1487/0870	3/23/2007	QC	U	I	01
GRANTOR: SIKES RUBY L					
GRANTEE: HARRIS SHERRI SIKES					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W48 FEP=[YR=1993] N10 W20 S10 E20\$ W26 S15 FGR=[YR=1993] S15 E24 N15W24\$ E24 S15 E7 FEP=[YR=1993] S10 E18 N10W18\$ E43 N30\$ PTR=W99 UDG=[YR=1993] W30 S20 E30N20\$E99\$.											

OTHER ADJUSTMENTS AND NOTES											

Common:	46,500
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