TRACT 3,PT OF TRACTS 7 & 8
IN OR 449/719 & OR 844/639
& ESMT IN OR 810/866

KILGORE JOHN F & COLUMBIA/
2939 SIKES DRIVE
HILLIARD, FL 32046

2023

10-2N-23-1900-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 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
BUD8 Adjustme	06	DIST 1D 100
Quality	04	Quality Level 04

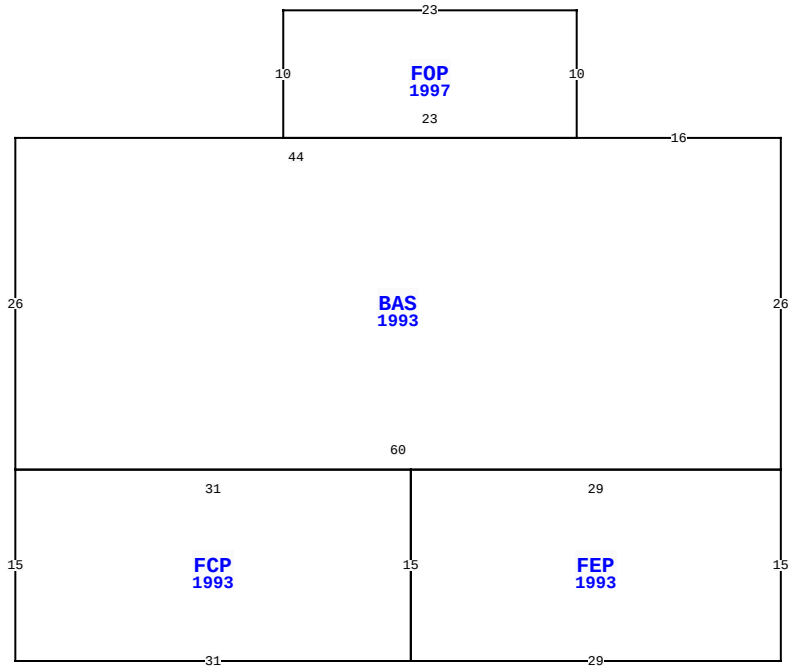
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	48,097
FCP	465	25	116	3,576
FEP	435	85	370	11,408
FOP	230	30	69	2,127
TOTALS	2,690		2,115	65,208

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,115	135.5200	88.09	186,310	1985	1995	0	0	0	65.00	35.00

1 M/H 93- – 100% - 0 Heated Area: 1930 HX Base Yr



2939 SIKES DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		65,208
TOTAL MARKET OB/XF VALUE		21,393
TOTAL LAND VALUE - MARKET		92,750
TOTAL MARKET VALUE		179,351
SOH/AGL Deduction		108,795
ASSESSED VALUE		70,556
TOTAL EXEMPTION VALUE	HX HB	36,481
BASE TAXABLE VALUE		34,075
TOTAL JUST VALUE		179,351
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		128,380

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH972034	MH MOVE-ON	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0449/0719	4/01/1985	WD	Q	V		10,000

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W16 FOP=[YR=1997] N10 W23 S10 E23$ W44 S26 FCP=[YR=1993] S15 E31 FEP=[YR=1993] E29 N15 W29 S15$ N15 W31$ E60 N26$.

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
2	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
3	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1997	1997	3	100	6,000	
4	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1995	1995	3	24	4,838	
5	0510	GARAGE WD-	0	100	24	12	288.00	SF	19.60	19.60	100	2007	2007	3	52	2,935	
6	0754	FOP	0	100	24	12	288.00	SF	11.25	11.25	100	2010	2010	3	50	1,620	

LAND DESCRIPTION

TOTAL OB/XF 21,393

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	OR	0.00	0.00	3.71	AC		1.00	1.00	1.00	25,000.00	25,000.00	92,750							

REVIEW DATE 08/14/2018 BY TWX Total Acres: 3.71 Total Land Value: 92,750 Market: 0 Agricultural: 0 Common: 92,750 PRINTED 08/02/2023 BY SYS