LOT 20 (EX PT IN OR 1131/548 &
LANDS LYING W OF OR 1131/548 &
EX OR 1993/1143 & EX UTIL ESMT

SIKES CARL R JR
27205 PEEWEE LN
HILLIARD, FL 32046

2023

12-3N-23-2020-0020-0030

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5900	TIMBERLAND UNCLASS	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	114,000
TOTAL MARKET VALUE	2,050
SOH/AGL Deduction	0
ASSESSED VALUE	2,050
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	2,050
TOTAL JUST VALUE	114,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	0

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1852/0675	4/23/2013	QC	U	I	11	100
GRANTOR: PERRYMAN CHRISTI						
GRANTEE: SIKES CARL R JR						
1005/1450	3/21/2001	WD	U	V	09	20,000
GRANTOR: CASSIDY TRUST THE						
GRANTEE: SIKES CARL R JR						

CUYLER DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/15/2023 MLU
INC DATE		AG DATE	

BUILDING NOTES

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

BUILDING DIMENSIONS

LAND DESCRIPTION

TOTAL OB/XF 0

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	005600	A	TIMBER 3 SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	410.00	410.00	820							
2	005902	A	HARDWOOD SI	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	175.00	175.00	350							
3	006000	A	PAST1/HAY	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	440.00	440.00	880							
4	009910	M	MKT.VAL.AG	0			0.00	0.00	6.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	114,000							

REVIEW DATE 06/15/2023 BY MLU Total Acres: 6.00 Total Land Value: 2,050 Market: 114,000 Agricultural: 2,050 Common: 0 PRINTED 08/02/2023 BY SYS