PT OF SW1/4 OF NW1/4 OF
SEC 26-4N-23E & PT OF SE1/4 OF
NE1/4 OF SEC 27-4N-23E IN

SIKES TROY C & LINDA V
18097 INDEPENDENCE LANE
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	03	Quality Level 03

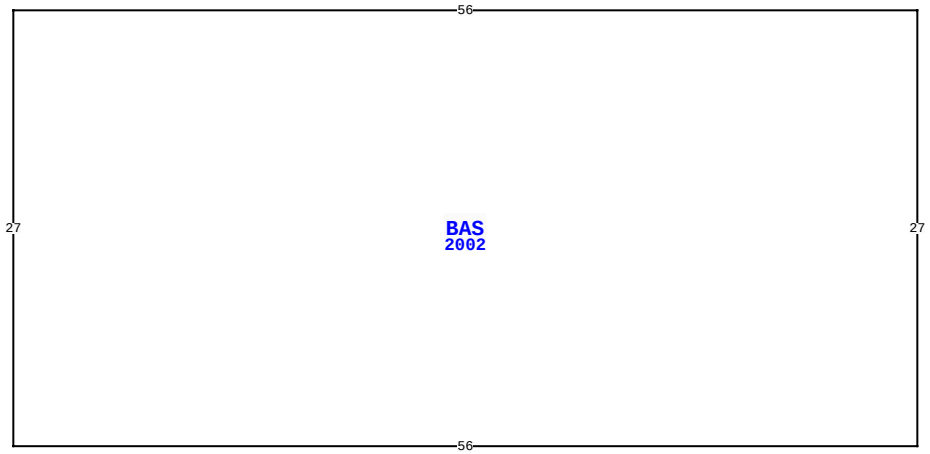
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,512	100	1,512	62,234
TOTALS	1,512		1,512	62,234

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	117.6000	82.32	124,468	2001	2001	0	0	0	50.00	50.00

1 M/H 94+ – 100% - 2003 Heated Area: 1512 HX Base Yr 2003



18097 INDEPENDENCE LN, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		62,234
TOTAL MARKET OB/XF VALUE		256
TOTAL LAND VALUE - MARKET		117,610
TOTAL MARKET VALUE		180,100
SOH/AGL Deduction		102,355
ASSESSED VALUE		77,745
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		27,745
TOTAL JUST VALUE		180,100
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		113,050

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0743/0751	11/03/1995	WD	Q	V		2,100
GRANTOR: JOHNSON SAMUEL B						
GRANTEE: SIKES TROY C & LIND						
0493/0887	7/16/1986	AD	Q	V		2,080
GRANTOR: JOHNSON SAMUEL B						
GRANTEE: SIKES TROY C & LIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 E56 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	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	
2	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128	

LAND DESCRIPTION

TOTAL OB/XF 256

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	0007	OR	0.00	0.00	6.19	AC		1.00	1.00	1.00	19,000.00	19,000.00	117,610							

REVIEW DATE 10/31/2017 BY TWX Total Acres: 6.19 Total Land Value: 117,610 Market: 0 Agricultural: 0 Common: 117,610 PRINTED 08/02/2023 BY SYS