IN OR 1893/921

MCCLANATHAN CINDY LORRAINE &/REED KRISTY L ET AL
18143 SIKES RD
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

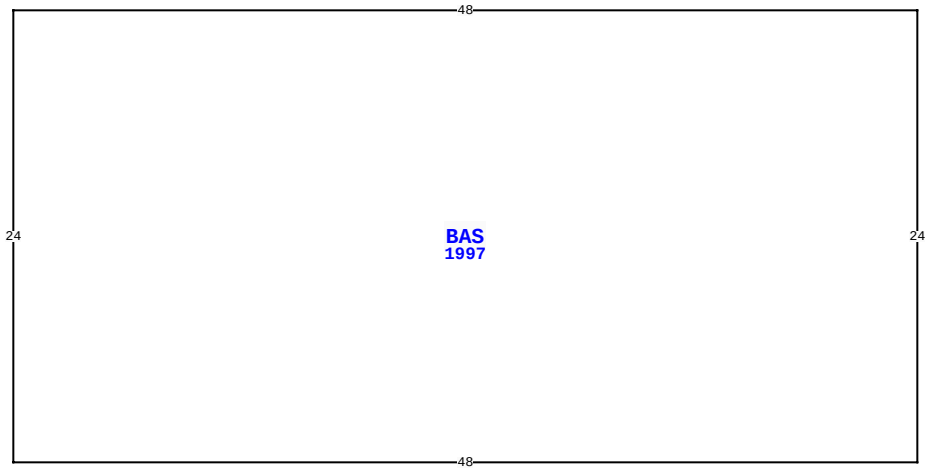
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD 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	1,152	100	1,152	30,344
TOTALS	1,152		1,152	30,344

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,152	135.0800	87.80	101,146	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2014 Heated Area: 1152 HX Base Yr 2014



18143 SIKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		30,344
TOTAL MARKET OB/XF VALUE		2,845
TOTAL LAND VALUE - MARKET		26,850
TOTAL MARKET VALUE		60,039
SOH/AGL Deduction		30,334
ASSESSED VALUE		29,705
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		4,705
TOTAL JUST VALUE		60,039
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		50,022

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002277	MH MOVE-ON	0	02/21/2023
8906	MH MOVE-ON	25,500	05/26/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2465/1971	5/28/2021	QC	U	I	11	100
GRANTOR: VANDERVORT CINDY LORR						
GRANTEE: MCCLANATHAN CINDY L						
1893/0921	12/02/2013	WD	U	I	11	100
GRANTOR: REED KRISTY L ETAL						
GRANTEE: VANDERVORT CINDY LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W48 S24 E48 N24$.

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	26	8	208.00	SF	10.00	10.00	100	2001	2001	3	20	416	
2	0681	POLE SHED	0	100	23	22	506.00	SF	15.00	15.00	100	2002	2002	3	32	2,429	

LAND DESCRIPTION

TOTAL OB/XF 2,845

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	OR	0.00	0.00	1.79	AC		1.00	1.00	0.50	30,000.00	15,000.00	26,850							

REVIEW DATE 03/08/2023 BY WWX Total Acres: 1.79 Total Land Value: 26,850 Market: 0 Agricultural: 0 Common: 26,850 PRINTED 08/02/2023 BY SYS