IN OR 1583/1078
1983 PLYW DWMH

BLOUNT SANDRA K
1821 SIKES RD
HILLIARD, FL 32046

2023

26-4N-23-0000-0001-0140

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

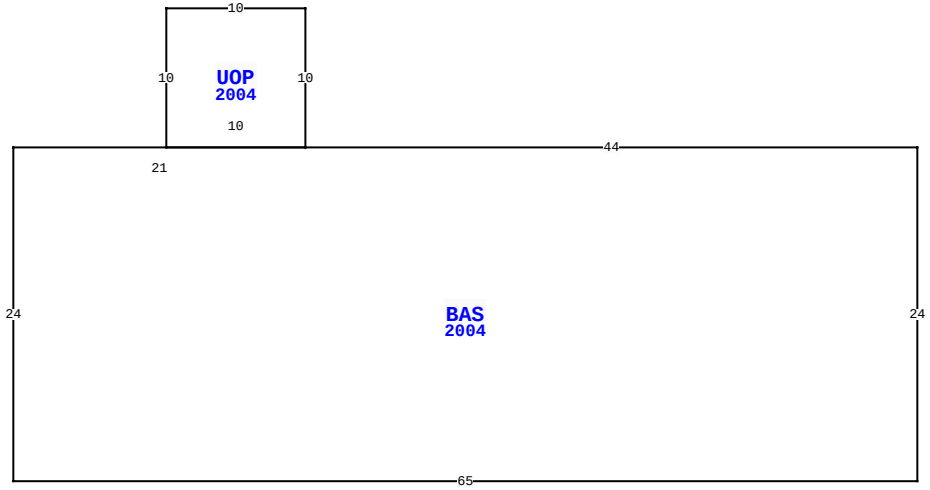
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,560	100	1,560	37,478
UOP	100	25	25	601
TOTALS	1,660		1,585	38,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,585	123.2000	80.08	126,927	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2008 Heated Area: 1560 HX Base Yr 2008



1821 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		38,078
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		52,200
TOTAL MARKET VALUE		90,278
SOH/AGL Deduction		53,287
ASSESSED VALUE		36,991
TOTAL EXEMPTION VALUE	HX HB DX WX	35,000
BASE TAXABLE VALUE		1,991
TOTAL JUST VALUE		90,278
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,911

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1583/1078	9/03/2008	QC	U	I	01	100
GRANTOR: BLOUNT THOMAS L						
GRANTEE: BLOUNT THOMAS L & S						
1552/1164	2/26/2008	WD	U	I	06	100
GRANTOR: JOHNSON SAMUEL E & KE						
GRANTEE: BLOUNT THOMAS L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2004] W44 UOP=[YR=2004] N10 W10 S10 E10$ W21 S24 E65 N24$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.74	AC		1.00	1.00	1.00	30,000.00	30,000.00	52,200							

REVIEW DATE 10/31/2017 BY TWX Total Acres: 1.74 Total Land Value: 52,200 Market: 0 Agricultural: 0 Common: 52,200 PRINTED 08/02/2023 BY SYS