LOT 43
PT OR 650/577
EX ESMT PT OR 727/286

SIKES STEVEN D & LINDA S
36735 CLYATT CIRCLE
HILLIARD, FL 32046-8509

2023

27-3N-24-2020-0043-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

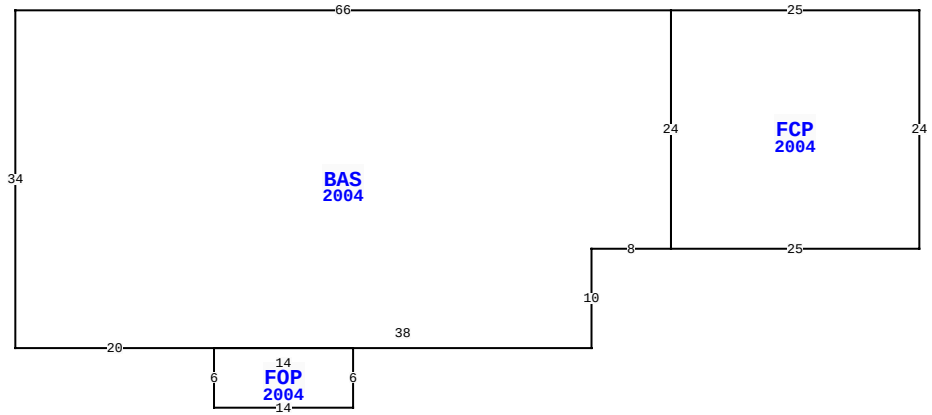
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,164	100	2,164	224,599
FCP	600	25	150	15,569
FOP	84	30	25	2,595
TOTALS	2,848		2,339	242,761

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,339	95.5206	113.43	265,313	2004	2004	0	0	0	8.50	91.50

1 SNGL FAM – 100% - 0 Heated Area: 2164 HX Base Yr



36735 CLYATT CIR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		242,761
TOTAL MARKET OB/XF VALUE		33,791
TOTAL LAND VALUE - MARKET		212,000
TOTAL MARKET VALUE		340,072
SOH/AGL Deduction		171,032
ASSESSED VALUE		169,040
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		119,040
TOTAL JUST VALUE		488,552
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		262,179

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21003687	CO ISSUED	0	03/25/2021
21004984	MH MOVE-ON	0	02/19/2021
E0412255	NEW CONSTR	0	01/01/2004
311799	NEW CONSTR	153,192	10/01/2003
B029645	NEW CONSTR	0	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0650/0577	2/28/1992	QC	U	I	01	100
GRANTOR: SIKES DORIS						
GRANTEE: SIKES STEVEN & LIND						
0091/0068	1/01/1969	TA	Q	V		5,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=2004] W25 BAS=[YR=2004] W66 S34 E20 FOP=[YR=2004] S6 E14 N6 W14$ E38 N10 E8 N24$ S24 E25 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
3	0200	BARN WD 0-	0	100	0	0	1,716.00	SF	20.00	20.00	100	2002	2002	3	32	10,982	
4	0940	SHEDS/PORT	0	100	13	12	156.00	SF	20.10	20.10	100	2002	2002	3	21	658	
5	0810	CONCRETE A	0	100	30	18	540.00	SF	6.50	6.50	100	2002	2002	3	83	2,913	
6	0300	BOAT DCK W	0	100	36	12	432.00	SF	40.00	40.00	100	1999	1999	3	28	4,838	
7	0510	GARAGE WD-	0	100	30	24	720.00	SF	35.00	35.00	100	2000	2000	3	29	7,308	
8	0350	CARPORT WD	0	100	30	14	420.00	SF	13.00	13.00	100	2000	2000	3	20	1,092	
9	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 33,791

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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	440.00	440.00	3,520							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000							

REVIEW DATE 07/13/2021 BY TW Total Acres: 10.00 Total Land Value: 63,520 Market: 152,000 Agricultural: 3,520 Common: 60,000 PRINTED 08/02/2023 BY SYS