LOT 51 & PT LOT 46
SW1/4 OF SE1/4 IN OR 2582/237
CORNWALL FARMS PB O/31

KIGHT WILLIAM B & KAITLYN
36206 SIKES FARM RD
HILLIARD, FL 32046

2023

27-3N-24-2020-0051-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

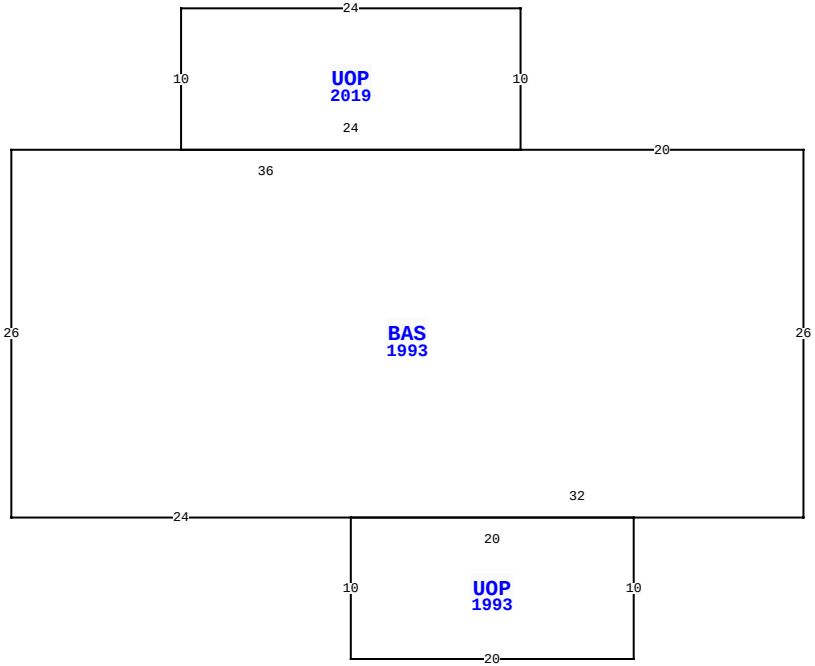
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	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	1,456	100	1,456	35,093
UOP	200	25	50	1,205
UOP	240	25	60	1,446
TOTALS	1,896		1,566	37,744

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,566	123.6000	80.34	125,812	1986	1991	0	0	0	70.00	30.00

1 M/H 93- – 0% - 2023 Heated Area: 1456 HX Base Yr



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

36206 SIKES FARM RD, HILLIARD

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	37,744
TOTAL MARKET OB/XF VALUE	7,776
TOTAL LAND VALUE - MARKET	227,050
TOTAL MARKET VALUE	147,088
SOH/AGL Deduction	0
ASSESSED VALUE	147,088
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,088
TOTAL JUST VALUE	272,570
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	103,118

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH951131	MH MOVE-ON	0	12/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0237	7/27/2022	WD	Q	I	01	168,000
GRANTOR: PEARSON EARL JR						
GRANTEE: KIGHT WILLIAM BRADL						
2190/0313	4/10/2018	WD	Q	I	05	245,000
GRANTOR: PEACOCK ROBERT & FLOR						
GRANTEE: PEARSON EARL JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 UOP=[YR=2019] N10 W24 S10 E24$W36 S26 E24
UOP=[YR=1993] S10 E20 N10 W20 $ E32 N26 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1986	1986	3	62	2,170	
2	0510	GARAGE WD-	0	0	44	14	616.00	SF	35.00	35.00	100	1997	1997	3	26	5,606	

LAND DESCRIPTION

TOTAL OB/XF 7,776

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	0	0005	OR	0.00	0.00	5.20	AC		1.00	1.00	1.00	19,000.00	19,000.00	98,800							
2	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	6.75	AC		1.00	1.00	1.00	410.00	410.00	2,768							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.75	AC		1.00	1.00	1.00	19,000.00	19,000.00	128,250							

REVIEW DATE 08/30/2022 BY WWA Total Acres: 11.95 Total Land Value: 101,568 Market: 128,250 Agricultural: 2,768 Common: 98,800 PRINTED 08/02/2023 BY SYS