PT OF SE1/4 OF NE1/4 OF
SEC 27-4N-23E IN OR 1982/841
(EX UTIL ESMT IN OR 1477/1113)

SIKES CLYDE C & REGINA/SIKES CLYDE COLE II ET AL
18215 SIKES RD
HILLIARD, FL 32046

**2023**

**27-4N-23-0000-0004-0010**

## NASSAU COUNTY PROPERTY



## BUILDING CHARACTERISTICS

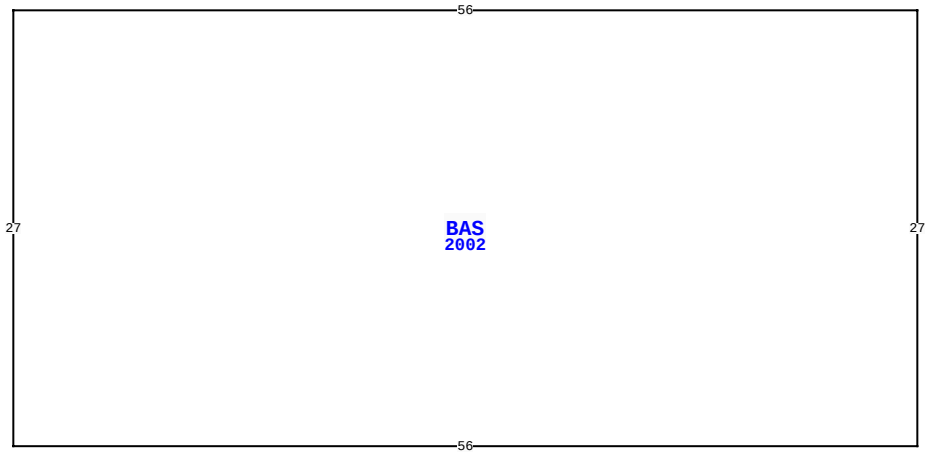
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| 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 | 1,512 | 100 | 1,512 | 65,198 |
| TOTALS | 1,512 | | 1,512 | 65,198 |

## 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 | 123.2000 | 86.24 | 130,395 | 1996 | 2001 | 0 | 0 | 0 | 50.00 | 50.00 |

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




18215 SIKES RD, HILLIARD

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

## VALUATION SUMMARY

| | | |
|---|---|---|
| VALUATION BY | | STANDARD |
| Tax Group: 4 | Tax Dist: | |
| BUILDING MARKET VALUE | | 65,198 |
| TOTAL MARKET OB/XF VALUE | | 12,605 |
| TOTAL LAND VALUE - MARKET | | 220,000 |
| TOTAL MARKET VALUE | | 111,513 |
| SOH/AGL Deduction | | 51,999 |
| ASSESSED VALUE | | 59,514 |
| TOTAL EXEMPTION VALUE | HX HB | 30,804 |
| BASE TAXABLE VALUE | | 28,710 |
| TOTAL JUST VALUE | | 297,803 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 87,455 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1982/0841 | 5/29/2015 | WD | U | I | 11 | 100 |
| GRANTOR: SIKES CLYDE C & REGIN | | | | | | |
| GRANTEE: SIKES CLYDE C & REG | | | | | | |
| 1044/1922 | 3/21/2002 | WD | U | I | 01 | 100 |
| GRANTOR: SIKES ELEANOR E | | | | | | |
| GRANTEE: SIKES CLYDE C & REG | | | | | | |

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 3 | 0752 | USP | 0 | 100 | 32 | 8 | 256.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 29 | 1,114 | |
| 5 | 0510 | GARAGE WD- | 0 | 100 | 35 | 25 | 875.00 | SF | 35.00 | 35.00 | 100 | 2000 | 2000 | 3 | 29 | 8,881 | |
| 6 | 0681 | POLE SHED | 0 | 100 | 25 | 24 | 600.00 | SF | 15.00 | 15.00 | 100 | 2000 | 2000 | 3 | 29 | 2,610 | |

## LAND DESCRIPTION

TOTAL OB/XF 12,605

| 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 | 1.00 | AC | | 1.00 | 1.00 | 1.00 | 30,000.00 | 30,000.00 | 30,000 | | | | | | | |
| 2 | 005600 | A | TIMBER 3 SI | 0 | | OR | 0.00 | 0.00 | 3.00 | AC | | 1.00 | 1.00 | 1.00 | 410.00 | 410.00 | 1,230 | | | | | | | |
| 3 | 005300 | A | CROPLAND 3 | 0 | | | 0.00 | 0.00 | 4.00 | AC | | 1.00 | 1.00 | 1.00 | 400.00 | 400.00 | 1,600 | | | | | | | |
| 4 | 006000 | A | PAST1/HAY | 0 | | | 0.00 | 0.00 | 2.00 | AC | | 1.00 | 1.00 | 1.00 | 440.00 | 440.00 | 880 | | | | | | | |
| 5 | 009910 | M | MKT.VAL.AG | 0 | | | 0.00 | 0.00 | 10.00 | AC | | 1.00 | 1.00 | 1.00 | 19,000.00 | 19,000.00 | 190,000 | | | | | | | |

REVIEW DATE 05/18/2020 BY TWA Total Acres: 10.00 Total Land Value: 33,710 Market: 190,000 Agricultural: 3,710 Common: 30,000 PRINTED 08/02/2023 BY SYS