PT OF W1/2 OF SE1/4 OF
SEC 02-2N-23E IN OR 2700/1421
(EX UTIL ESMT IN OR 2253/137)

SIKES TRAVIS DAVID/OLIVER SIKES RONDA CARROLL
26304 PIONEER TRL
HILLIARD, FL 32046

2024

02-2N-23-0000-0008-0000

BUILDING CHARACTERISTICS

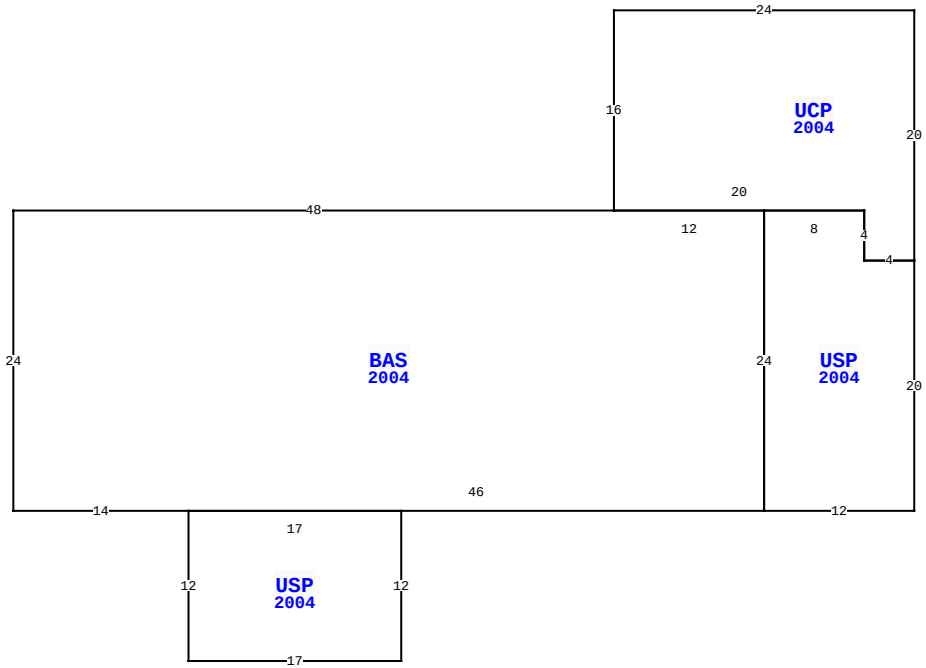
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
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	1,440	100	1,440	48,591
UCP	400	20	80	2,699
USP	204	50	102	3,442
USP	272	50	136	4,589
TOTALS	2,316		1,758	59,322

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,758	160.6800	112.48	197,740	1993	1993	0	0	0	70.00	30.00

1 M/H 93- – 50% - 2021 Heated Area: 1440 HX Base Yr 2021



26304 PIONEER TRL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		59,322
TOTAL MARKET OB/XF VALUE		15,833
TOTAL LAND VALUE - MARKET		218,820
TOTAL MARKET VALUE		207,345
SOH/AGL Deduction		68,865
ASSESSED VALUE		138,480
TOTAL EXEMPTION VALUE	HA HAB	41,548
BASE TAXABLE VALUE		96,932
TOTAL JUST VALUE		293,975
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		289,996

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3483	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2700/1421	3/11/2024	WD	U	I	11	100
GRANTOR: OLIVER RONDA CARROLL						
GRANTEE: SIKES RONDA CAROLL						
2415/0232	12/10/2020	QC	U	I	11	100
GRANTOR: SIKES RONDA CARROLL						
GRANTEE: OLIVER RONDA CARROL						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2004] W24 S16 BAS=[YR=2004] W48 S24 E14 USP=[YR=2004] S12 E17 N12 W17$ E46 USP=[YR=2004] E12 N20 W4 N4 W8 S24$ N24 W12$ E20 S4 E4 N20 $.

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	0510	GARAGE WD-	0	50	40	30	1,230.00	SF	35.00	35.00	100	1985	1985	3	20	8,610	
2	0752	USP	0	100	10	10	100.00	SF	15.00	15.00	100	1985	1985	3	20	300	
3	0681	POLE SHED	0	50	39	30	1,170.00	SF	15.00	15.00	100	1985	1985	3	20	3,510	
4	0350	CARPORT WD	0	50	22	20	440.00	SF	13.00	13.00	100	2005	2005	3	24	1,373	
5	0300	BOAT DCK W	0	50	30	10	300.00	SF	10.00	10.00	100	2012	2012	3	68	2,040	

LAND DESCRIPTION

TOTAL OB/XF 15,833

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	50	0007	OR	0.00	0.00	6.78	AC		1.00	1.00	1.00	19,000.00	19,000.00	128,820							
2	005400	A	TIMBER 1 SI	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	730.00	730.00	2,920							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	225.00	225.00	450							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	90,000							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 12.78 Total Land Value: 132,190 Market: 90,000 Agricultural: 3,370 Common: 128,820 PRINTED 08/06/2024 BY SYS