PT OF SW1/4 OF SEC 3-2N-23E
IN OR 2120/13

SWANSON STEPHEN JARED & JANA L/
2864 ROY SIKES RD
HILLIARD, FL 32046

2024

03-2N-23-0000-0005-0180

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02

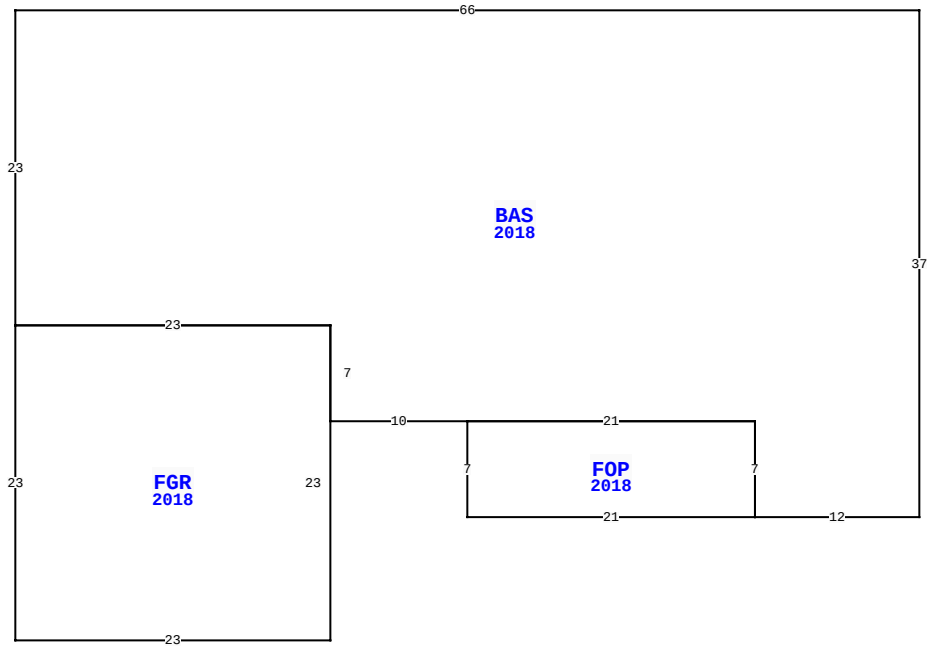
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,903	100	1,903	252,196
FGR	529	55	291	38,565
FOP	147	30	44	5,831
TOTALS	2,579		2,238	296,592

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,238	108.1822	135.23	302,645	2018	2018	0	0	0	2.00	98.00

1 SNGL FAM – 100% - 2019 Heated Area: 1903 HX Base Yr 2019



2864 ROY SIKES RD, HILLIARD

BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		296,592
TOTAL MARKET OB/XF VALUE		4,256
TOTAL LAND VALUE - MARKET		75,000
TOTAL MARKET VALUE		375,848
SOH/AGL Deduction		125,053
ASSESSED VALUE		250,795
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		200,795
TOTAL JUST VALUE		375,848
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,503

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18006757	CO ISSUED	0	07/02/2018
17006591	NEW CONSTR	243,121	10/18/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2120/0013	5/10/2017	WD	U	V	11	100
GRANTOR: SWANSON STEPHEN CRAIG						
GRANTEE: SWANSON STEPHEN JAR						
2118/0838	5/07/2017	WD	U	V	11	100
GRANTOR: SWANSON STEPHEN CRAIG						
GRANTEE: SWANSON STEPHEN JAR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W66 S23 FGR=[YR=2018] S23 E23 N23 W23$ E23 S7 E10 FOP=[YR=2018] S7 E21 N7 W21$ E21 S7 E12 N37$.

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	0812	CONCRETE C	0	100	0	0	1,097.00	SF	4.00	4.00	100	2018	2018	3	97	4,256	

LAND DESCRIPTION

TOTAL OB/XF 4,256

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	000115	C	SFR ACRES	100		OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 2.50 Total Land Value: 75,000 Market: 0 Agricultural: 0 Common: 75,000 PRINTED 08/06/2024 BY SYS