PT OF SW1/4 OF SW1/4 LOT 2
IN OR 2628/315

REEVES TIMOTHY E/REEVES TAMMY W
2744 ROY SIKES RD
HILLIARD, FL 32046

2024

03-2N-23-0000-0008-0020

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	06	Quality Level 06

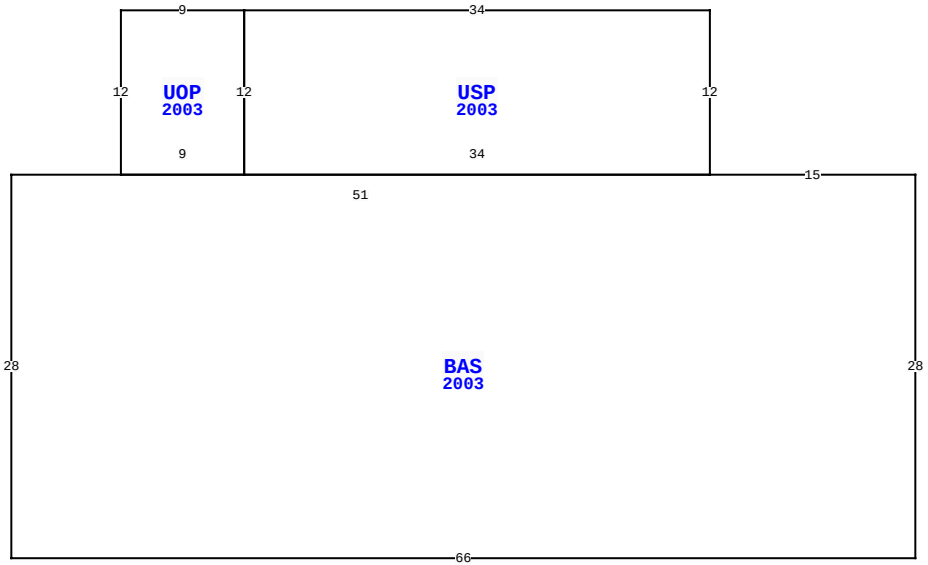
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,848	100	1,848	62,359
UOP	108	25	27	911
USP	408	50	204	6,884
TOTALS	2,364		2,079	70,154

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,079	160.6800	112.48	233,846	1989	1994	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2002 Heated Area: 1848 HX Base Yr 2002



2744 ROY SIKES RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		70,154
TOTAL MARKET OB/XF VALUE		17,622
TOTAL LAND VALUE - MARKET		104,250
TOTAL MARKET VALUE		192,026
SOH/AGL Deduction		122,842
ASSESSED VALUE		69,184
TOTAL EXEMPTION VALUE	HX HB	44,184
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		192,026
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,993

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037305	H/AC	0	08/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2628/315	3/27/2023	WD	U	I	11	100
GRANTOR: REEVES TIMOTHY E						
GRANTEE: REEVES TIMOTHY E						
1025/1816	12/19/2001	WD	U	I	01	100
GRANTOR: REEVES GERALDINE & J						
GRANTEE: REEVES TIMOTHY E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W15 USP=[YR=2003] N12 W34 UOP=[YR=2003] W9 S12 E9 N12 $ S12 E34$ W51 S28 E66 N28 $.

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	0511	GARAGE CB-	0	100	30	16	480.00	SF	40.00	40.00	100	1990	1990	3	59.5	11,424	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1989	1989	3	66	2,310	
3	0681	POLE SHED	0	100	36	20	720.00	SF	15.00	15.00	100	2004	2004	3	36	3,888	

LAND DESCRIPTION

TOTAL OB/XF 17,622

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	4.17	AC		1.00	1.00	1.00	25,000.00	25,000.00	104,250							

REVIEW DATE 04/14/2020 BY TWA Total Acres: 4.17 Total Land Value: 104,250 Market: 0 Agricultural: 0 Common: 104,250 PRINTED 08/06/2024 BY SYS