W 1/2 OF SE 1/4 OF SE 1/4 OF
SEC 4-2N-23E IN OR 2446/1181

DAVIS WILLIAM R
1822 THOMKINS LANDING
HILLIARD, FL 32046

2024

04-2N-23-0000-0005-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	26	AL SIDING 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	09	PINE WOOD 100
Air Condition	01	NONE 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

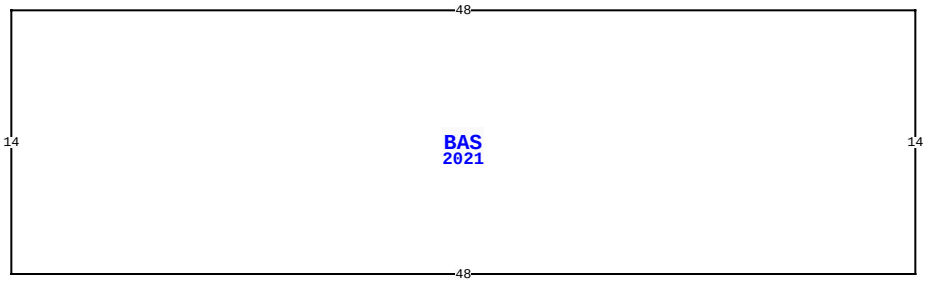
DOR CODE	5000	IMPROVED AG	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	672	14,253
TOTALS	672		672	14,253

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	101.0000	70.70	47,510	1988	1993	0	0	0	70.00	30.00

2 M/H 93- – 100% - 2023 Heated Area: 672 HX Base Yr 2023



2286 ROY SIKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		14,253
TOTAL MARKET OB/XF VALUE		6,040
TOTAL LAND VALUE - MARKET		295,400
TOTAL MARKET VALUE		98,395
SOH/AGL Deduction		0
ASSESSED VALUE		98,395
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		48,395
TOTAL JUST VALUE		315,693
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		315,059

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21017581	CO ISSUED	0	12/21/2021
21007051	MH MOVE-ON	0	06/01/2021
20006863	DEMOLITION	5,500	08/04/2020
MH982451	MH MOVE-ON	0	11/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2446/1181	3/23/2021	WD	Q	V	01	135,000
GRANTOR: LUNT BRADFORD E & JUL						
GRANTEE: DAVIS WILLIAM R						
2001/1826	9/04/2015	WD	U	I	37	73,000
GRANTOR: DUBBERLY CHERYL D ET						
GRANTEE: LUNT BRADFORD E & J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W48 S14 E48 N14$.

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	20	16	320.00	SF	40.00	40.00	100	1981	1981	3	35	4,480	
2	0681	POLE SHED	0	100	26	20	520.00	SF	15.00	15.00	100	1981	1981	3	20	1,560	

LAND DESCRIPTION

TOTAL OB/XF 6,040

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		OR	0.00	0.00	3.85	AC		1.00	1.00	1.00	18,000.00	18,000.00	69,300							
2	005501	A	TIMB2-2 SI	0		OR			16.15	AC		1.00	1.00	1.00	545.00	545.00	8,802							
3	009910	M	MKT.VAL.AG	0		OR			16.15	AC		1.00	1.00	1.00	14,000.00	14,000.00	226,100							

REVIEW DATE 01/04/2022 BY TW Total Acres: 20.00 Total Land Value: 78,102 Market: 226,100 Agricultural: 8,802 Common: 69,300 PRINTED 08/06/2024 BY SYS