PT OF E1/2 OF SE1/4 OF SE1/4
OR 711 PG 1914
1977 FLEET WD/MH

WINGATE WALLACE D & TAMMY R/
2422 ROY SIKES ROAD
HILLIARD, FL 32046

2024

04-2N-23-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

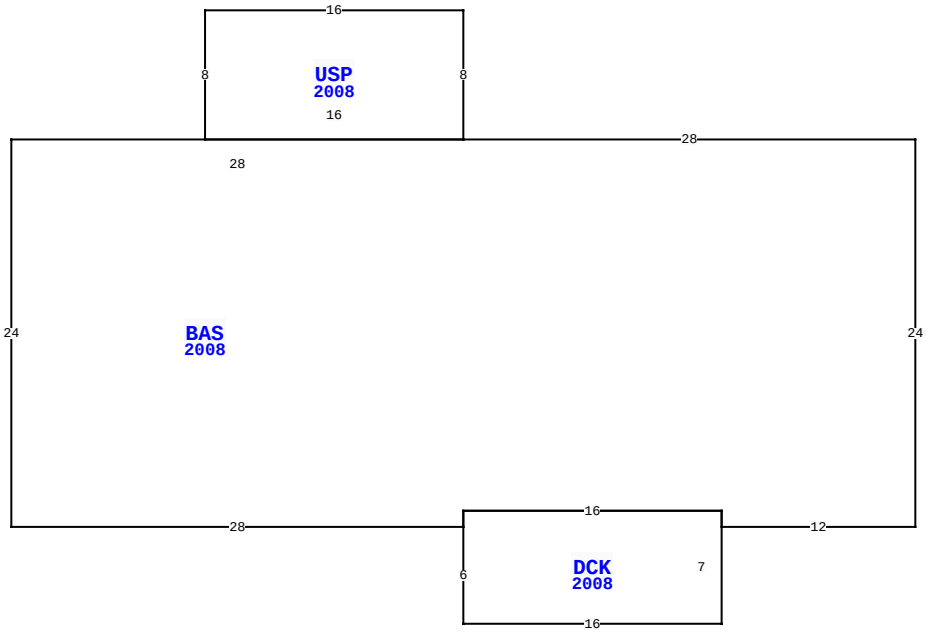
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	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	1,328	100	1,328	32,573
DCK	112	15	17	417
USP	128	50	64	1,570
TOTALS	1,568		1,409	34,560

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,409	116.8000	81.76	115,200	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1997 Heated Area: 1328 HX Base Yr 1997



2422 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		34,560
TOTAL MARKET OB/XF VALUE		8,845
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		138,405
SOH/AGL Deduction		66,655
ASSESSED VALUE		71,750
TOTAL EXEMPTION VALUE	HX HB	46,750
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		138,405
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		137,263

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0711/1914	8/23/1994	WD	Q	V		28,000
GRANTOR: SIKES KENNETH & MINA						
GRANTEE: WINGATE WALLACE & T						
0687/0025	8/23/1993	WD	U	I	18	100
GRANTOR: SIKES KEN & MINA JO						
GRANTEE: SIKES RONALD LEE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W28 USP=[YR=2008] N8 W16 S8 E16$ W28 S24 E28
DCK=[YR=2008] S6 E16 N7 W16 S1$ N1 E16 S1 E12 N24$.

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	0201	BARN WD 10	0	100	75	39	2,925.00	SF	12.75	12.75	100	1994	1994	3	20	7,459	
2	0681	POLE SHED	0	100	44	14	616.00	SF	11.25	11.25	100	1994	1994	3	20	1,386	

LAND DESCRIPTION

TOTAL OB/XF 8,845

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	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 08/30/2019 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/06/2024 BY SYS