

PT OF SE1/4 OF SE1/4
12723394,12723395,12723397
IN OR 2070/186

WISE KEVIN DUANE
2518 ROY SIKES RD
HILLIARD, FL 32046

2024

04-2N-23-0000-0005-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																													
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																													
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																											
Exterior Wall	05	AVERAGE 100								0800	02	1,847	121.4000	91.05	168,169	1994	1994	0	0	0	70.00	30.00	STANDARD																										
Roof Structur	03	GABLE/HIP 100								1 M/H 94+ - 100% - 2017										Heated Area: 1755										HX Base Yr 2017																			
Roof Cover	12	MODULAR MT 100																																															
Interior Wall	05	DRYWALL 100																																															
Interior Floo	13	LVT/LAMMT 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	1,755	100	1,755	47,938																																													
UOP	120	25	30	820																																													
UOP	247	25	62	1,694																																													
TOTALS		2,122	1,847	50,451																																													
EXTRA FEATURES										2518 ROY SIKES RD, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/16/2023 MLU									
L N	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	0200	BARN WD 0-	0	100	30	41	1,230.00	SF	20.00	20.00	100	2005	2005	3	40	9,840																																	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	76	2,660																																	
3	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2003	2003	3	21	168																																	
4	0681	POLE SHED	0	100	18	16	288.00	SF	15.00	15.00	100	2004	2004	3	36	1,555																																	
5	0681	POLE SHED	0	100	30	10	300.00	SF	15.00	15.00	100	2004	2004	3	36	1,620																																	
6	0756	FEP	0	100	16	8	128.00	SF	27.00	27.00	100	2004	2004	3	22	760																																	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000																																	
LAND DESCRIPTION										TOTAL OB/XF										22,603																													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	0005	OR	0.00	0.00	5.21	AC		1.00	1.00	1.00	19,000.00	19,000.00	98,990																																
REVIEW DATE 12/07/2021 BY TW Total Acres: 5.21 Total Land Value: 98,990 Market: 0 Agricultural: 0 Common: 98,990 PRINTED 08/06/2024 BY SYS																																																	