

**SIKES RUSSELL LEE**  
PO BOX 1664  
HILLIARD, FL 32046

**08-3N-24-2380-0012-0024**

BUILDING CHARACTERISTICS

ELEMENTCDCONSTRUCTION

Exterior Wall05CONC BLOCK 90  
Exterior Wall05AVERAGE 10

RooF Structur02SHED 100  
Roof Cover04BUILT-UP 100

Interior Wall04PLYWOOD 100

Interior Floo03CONC FINSH 80

Interior Floo08SHT VINYL 20

Ceiling01FIN.SUSPD 100

Air Condition02WINDOW 100

Heating Type03FORCED AIR 100

Fixtures2100

Frame Story Height03MASONRY 100

RMS11100  
2100

Stories Units1.1.100  
0100

BUD8 Adjustme03DIST HI 100

Occupancy00OWNER OCC 100

Quality02Quality Level 02

DOR CODE1100STORES, 1 STORY

MAP NUMMKT AREA06

NEIGHBORHOOD/LOC6002.00

AREA TYPETOTAL GROSS AREAPCT OF BASETOT ADJ ASUBAREAMARKET VALUE

BAS1,7001001,70086,938

CAN8430251,279

TOTALS1,7841,72588,216

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONFNCTNORM% COND

1101041,72571.7728102.28176,4331942194200050.0050.00

1 RETAILSTOR - 0% - 0Heated Area: 1700HX Base Yr

25

68BAS199368

23CAN42174

NASSAU COUNTY PROPERTY

PAGE 1 of 13

VALUATION BYSTANDARD

Tax Group: 3Tax Dist:

BUILDING MARKET VALUE34,150

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET12,600

TOTAL MARKET VALUE46,750

SOH/AGL Deduction4,630

ASSESSED VALUE42,120

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE42,120

TOTAL JUST VALUE46,750

NCON VALUE0

INCOME VALUE

PREVIOUS YEAR MKT VALUE103,292

SALES DATA

OFF RECORD NumberDATETYPEINSTQUANTITYVOLUMERSNCD SALE PRICE

2716/5635/29/2024WDQI0155,000

GRANTOR: GUYN N GERALD J &

GRANTEE: SIKES RUSSELL LEE

2716/5625/15/2024QCUI11100

GRANTOR: ST JOHNS MORTHAHE MAN

GRANTEE: GUYN N GERALD J

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S68 E2 CAN=[YR=1997] S4 E21 N4 W21\$ E23 N68\$.

EXTRA FEATURES

LNOB/XFCODEDESCRIPTIONBLDCAPLWUNITSUTAdj RADJ UNIT PRICEORIG CONDYEAR ONYEAR ACTUALQ% CONDOB/XF MKT VALUENOTES

551700 US HWY 1, HILLIARD

TOTAL OB/XF0

LAND DESCRIPTION

LNUSE CODECLSLAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT D TDPH FACT% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUEOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1001100CSTORE 1FLR00004C-130.00105.003,150.00SF1.001.001.004.004.0012,600

REVIEW DATE12/09/2019BYKKA

Total Acres: 0.00Total Land Value: 12,600Market: 0Agricultural: 0Common: 12,600PRINTED 08/06/2024 BY SYS