PT GOVT LOTS 1,2,3,4,5 OF SW1/4
PT SE1/4 OF NE1/4 SEC 9-2N-23
IN OR 2473-916

DEBOLT COREY A & LAUREN E
2515 SIKES DR
HILLIARD, FL 32046

2024

09-2N-23-0000-0003-0070

BUILDING CHARACTERISTICS

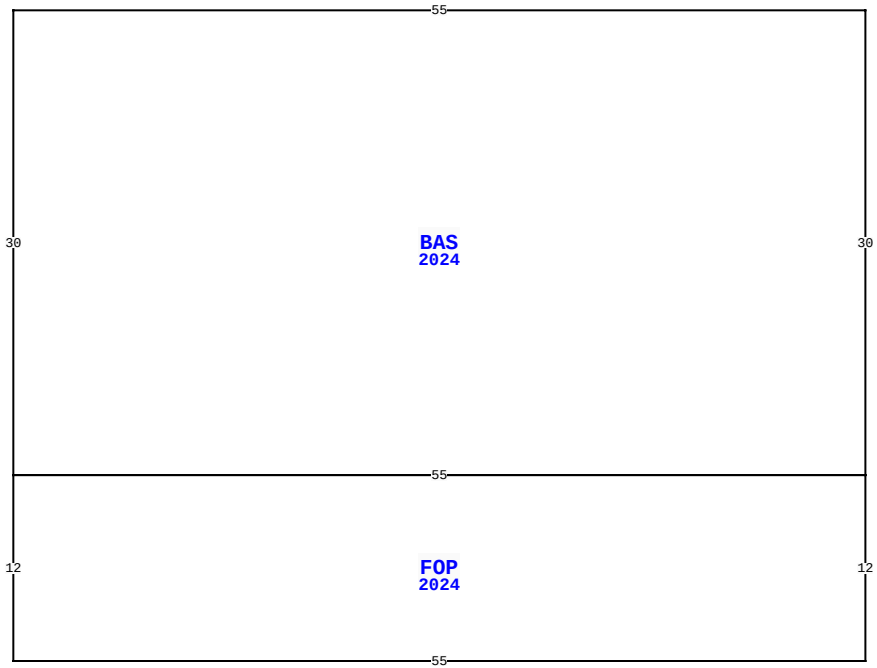
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	03	CONC FINSH 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	05	STEEL 100
Stories	1.	1. 100
Units		0 100
Quality	02	Quality Level 02
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	1,650	100	1,650	188,100
FOP	660	30	198	22,572
TOTALS	2,310		1,848	210,672

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,848	91.2000	114.00	210,672	2023	2023	0	0	0	0.00	100.00

1 SNGL FAM – 100% - 2024 Heated Area: 1650 HX Base Yr 2024



2515 SIKES DR, HILLIARD

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

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		210,672
TOTAL MARKET OB/XF VALUE		5,184
TOTAL LAND VALUE - MARKET		448,500
TOTAL MARKET VALUE		308,416
SOH/AGL Deduction		60,814
ASSESSED VALUE		247,602
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		192,602
TOTAL JUST VALUE		664,356
NCON VALUE		210,672
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		395,260

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002739	CO		10/06/2023
23002739	NEW CONSTR	298,098	03/01/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2473/0916	6/14/2021	WD	Q	V	01	585,000

GRANTOR: DEGARMO KEEGHAN
GRANTEE: DEBOLT COREY ALEXAN

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=130,0] W55 S30 E55 N30 $
FOP=[YR=2024;ORIG=75,30] E55 S12 W55 N12 $
.

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	0300	BOAT DCK W	0	100	45	8	360.00	SF	40.00	40.00	100	2004	2004	3	36	5,184	

LAND DESCRIPTION

TOTAL OB/XF 5,184

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					2.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	75,000							
2	009530	C	POND	100					1.40	AC		1.00	1.00	1.00	2,500.00	2,500.00	3,500							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	74.00	AC		1.00	1.00	1.00	190.00	190.00	14,060							
4	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	74.00	AC		1.00	1.00	1.00	5,000.00	5,000.00	370,000							

REVIEW DATE 01/05/2024 BY WW Total Acres: 77.90 Total Land Value: 92,560 Market: 370,000 Agricultural: 14,060 Common: 78,500 PRINTED 08/06/2024 BY SYS