

PT OF SW1/4
IN OR 794 PG 881
ESMT OR 1878/490

PURVIS JAMES R & JANET L/
2886 SIKES DRIVE
HILLIARD, FL 32046

2024

10-2N-23-0000-0015-0160



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structure	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 80
Interior Floor	08	SHT VINYL 20
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,485	100	1,485	150,033
FOP	140	30	42	4,244
PTO	480	5	24	2,425
TOTALS	2,105		1,551	156,701

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0940	SHEDS/PORT	0 100	10	20	200.00	SF	30.00	30.00	100	1997
2	0510	GARAGE WD-	0 100	0	0	1,400.00	SF	8.75	8.75	100	1998
3	0810	CONCRETE A	0 100	0	0	85.00	SF	6.50	6.50	100	2005

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	2.03	AC	1.00

REVIEW DATE 04/04/2023 BY WWX

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,551	131.0241	124.47	193,053	1997	1997	0	0	0 18.83	81.17
1 SINGLE FAM - 100% - 1998 Heated Area: 1485 HX Base Yr 1998											
PTO 1997 BAS 1997 FOP 1997											
2886 SIKES DR, HILLIARD											
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 06/13/2023 MLU											

TOTAL OB/XF											
4,860											

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4,860											

Total Acres: 2.03 Total Land Value: 60,900 Market: 0 Agricultural: 0 Common: 60,900

NASSAU COUNTY PROPERTY			
PAGE 1 of 1 6			
VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6 Tax Dist:	
BUILDING MARKET VALUE		156,701	
TOTAL MARKET OB/XF VALUE		4,860	
TOTAL LAND VALUE - MARKET		60,900	
TOTAL MARKET VALUE		222,461	
SOH/AGL Deduction		111,860	
ASSESSED VALUE		110,601	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		60,601	
TOTAL JUST VALUE		222,461	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		214,752	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23002119	REPAIR/RRF	20,000	02/16/2023

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
0794/0881	5/23/1997	WD	Q	V	
GRANTOR: HARVELL ROSCOE & SAND					SALE PRICE
GRANTEE: PURVIS JAMES & JANE					25,000

BUILDING NOTES					
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BUILDING DIMENSIONS					
PTO=[YR=1997] W48 S10 BAS=[YR=1997] S27 E1 FOP=[YR=1997] S7 E20 N7 W20 \$ E20 S7 E27 N34 W48 \$ E48 N10 \$.					

OTHER ADJUSTMENTS AND NOTES											

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