IN OR 1163/264

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

**2024**

**10-2N-23-0000-0015-0280**

## BUILDING CHARACTERISTICS

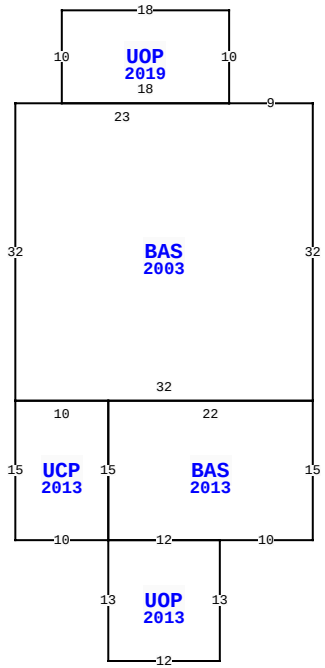
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 15 | CONC BLOCK 80 |
| Exterior Wall | 05 | AVERAGE 20 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 12 | MODULAR MT 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 1 100 |
| Bathrooms | | 1 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 01 | Quality Level 01 |
| 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 | 1,024 | 100 | 1,024 | 68,105 |
| BAS | 330 | 100 | 330 | 21,947 |
| UCP | 150 | 20 | 30 | 1,995 |
| UOP | 156 | 20 | 31 | 2,062 |
| UOP | 180 | 20 | 36 | 2,394 |
| TOTALS | 1,840 | | 1,451 | 96,503 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,451 | 89.4132 | 84.94 | 123,248 | 1970 | 1978 | 0 | 0 | 0 | 21.70 | 78.30 |

1 SINGLE FAM – 0% - 0 Heated Area: 1354 HX Base Yr




2884 SIKES DR, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 06/13/2023 MLU |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY

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### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 6 | Tax Dist: |
| BUILDING MARKET VALUE | 96,503 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 27,000 |
| TOTAL MARKET VALUE | 123,503 |
| SOH/AGL Deduction | 6,055 |
| ASSESSED VALUE | 117,448 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 117,448 |
| TOTAL JUST VALUE | 123,503 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 122,273 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1163/0264 | 8/18/2003 | WD | U | I | 16 | 19,500 |

GRANTOR: KING RICHARD & CAROL

GRANTEE: PURVIS JAMES R & JA

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2003] W9 UOP=[YR=2019] N10 W18 S10 E18$ W23 S32
UCP=[YR=2013] S15 E10 UOP=[YR=2013] S13 E12 N13
BAS=[YR=2013] E10 N15 W22 S15 E12$ W12$ N15 W10$ E32 N32$ .

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 000115 | C | SFR ACRES | 0 | 0005 | OR | 0.00 | 0.00 | 0.60 | AC | | 1.00 | 1.00 | 1.50 | 30,000.00 | 45,000.00 | 27,000 | | | | | | | |

REVIEW DATE 06/03/2024 BY WWA Total Acres: 0.60 Total Land Value: 27,000 Market: 0 Agricultural: 0 Common: 27,000 PRINTED 08/06/2024 BY SYS