S200 FT OF W217.8 FT OF E1/2
OF LOT 18 OR 1092/1395
IN OR 1092/1395

SIKES CLAUDE R & TERESA B
27065 PEE WEE LANE
HILLIARD, FL 32046

2024

12-3N-23-2020-0018-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

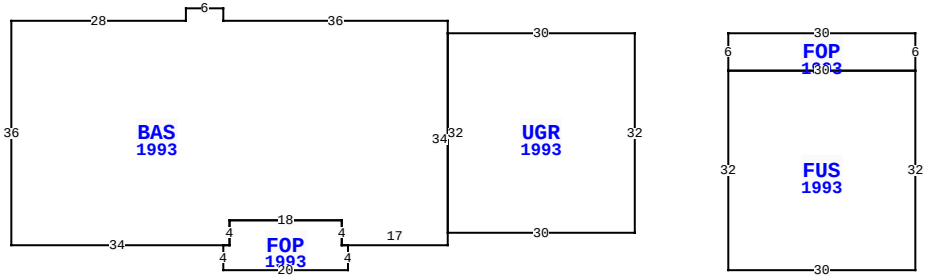
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05
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	2,460	100	2,460	174,151
FOP	152	30	46	3,257
FOP	180	30	54	3,823
FUS	960	100	960	67,962
UGR	960	45	432	30,583
TOTALS	4,712		3,952	279,775

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,952	105.9300	100.63	397,690	1980	1980	0	0	0	29.65	70.35

1 SINGLE FAM – 100% - 2003 Heated Area: 3420 HX Base Yr 2003



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

27065 PEE WEE LN, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		279,775
TOTAL MARKET OB/XF VALUE		3,653
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		313,428
SOH/AGL Deduction		146,706
ASSESSED VALUE		166,722
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		116,722
TOTAL JUST VALUE		313,428
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		301,687

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22857	XFOB	2,240	09/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1092/1395	11/06/2002	WD	U	I	01	225,000

GRANTOR: SIKES CARL R JR

GRANTEE: SIKES CLAUDE & TERE

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W30 BAS=[YR=1993] N2 W36 N2 W6 S2 W28 S36 E34
FOP=[YR=1993] S4 E20 N4 W1 N4 W18 S4 W1 $ E1 N4 E18 S4 E17
N34 $ S32 E30 N32 $ PTR= E15 FOP=[YR=1993] E30 S6
FUS=[YR=1993] S32 W30 N32 E30 $ W30 N6 $ W15 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1980	1980	3	20	864	
3	0810	CONCRETE A	0	100	0	0	406.00	SF	6.50	6.50	100	1984	1984	3	44	1,161	

LAND DESCRIPTION

TOTAL OB/XF 3,653

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	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 11/04/2019 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS