

PT LOTS 10 & 11
IN OR 2318/1337
CORNWALL SURVEY OF

SIKES SHAWN MICHAEL & SCARLETT
373314 KINGS FERRY ROAD
HILLIARD, FL 32046

2024

26-4N-24-2020-0009-0080



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	05	DRYWALL 100
Interior Floo	13	LVT/LAMMT 70
Interior Floo	14	CARPET 30
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

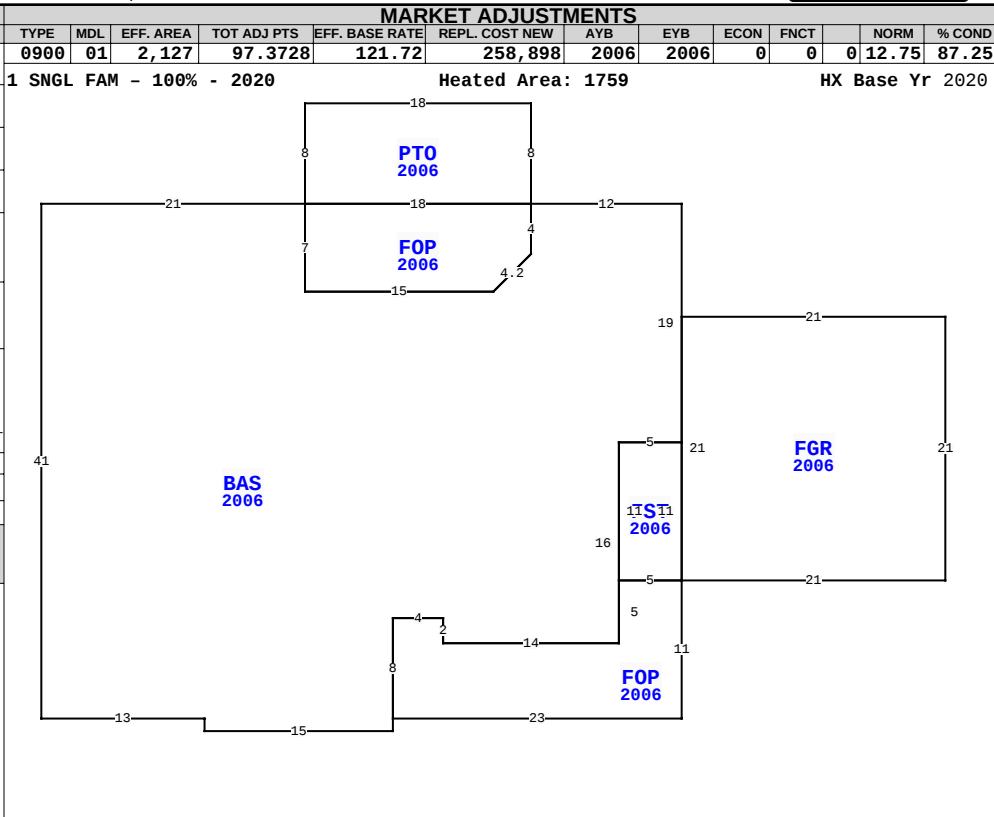
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,759	100	1,759	186,807
FGR	441	55	243	25,807
FOP	122	30	37	3,930
FOP	171	30	51	5,416
FST	55	55	30	3,186
PTO	144	5	7	743

TOTALS	2,692		2,127	225,889
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2006
2	0812	CONCRETE C	0 100	0	0	2,302.00	SF	4.00	4.00	100	2006

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	0006	OR	0.00	0.00	1.11	AC	



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

TOTAL OB/XF											
11,161											

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		225,889	
TOTAL MARKET OB/XF VALUE		11,161	
TOTAL LAND VALUE - MARKET		33,300	
TOTAL MARKET VALUE		270,350	
SOH/AGL Deduction		69,509	
ASSESSED VALUE		200,841	
TOTAL EXEMPTION VALUE		HX HB	50,000
BASE TAXABLE VALUE		150,841	
TOTAL JUST VALUE		270,350	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		261,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2318/1337	11/12/2019	WD	Q	I	01	232,000
GRANTOR: WHITTENBURG GABRIEL P						
GRANTEE: SIKES SHAWN MICHAEL						
1452/0804	10/16/2006	WD	Q	I		233,000
GRANTOR: NICKS DAVID W						
GRANTEE: WHITTENBURG GABRIEL						

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2006] W12 PT0=[YR=2006] N8 W18 S8 E18\$ FOP=[YR=2006] W18 S7 E15 R3 U3 N4\$ S4 D3 L3 W15 N7 W21 S41 E13 S1 E15 N1 FOP=[YR=2006] E23 N11 FGR=[YR=2006] E21 N21 W21 S21\$ FST=[YR=2006] N11 W5 S11 E5\$ W5 S5 W14 N2 W4 S8\$ N8 E4 S2 E14 N16 E5 N19\$.											