LOT 53 WEST OF RR R/W
PT OR 2190/313
CORNWALL SURVEY

PEARSON EARL JR
36206 SIKES FARM RD
HILLIARD, FL 32046

2024

27-3N-24-2020-0053-0030

NASSAU COUNTY PROPERTY

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	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

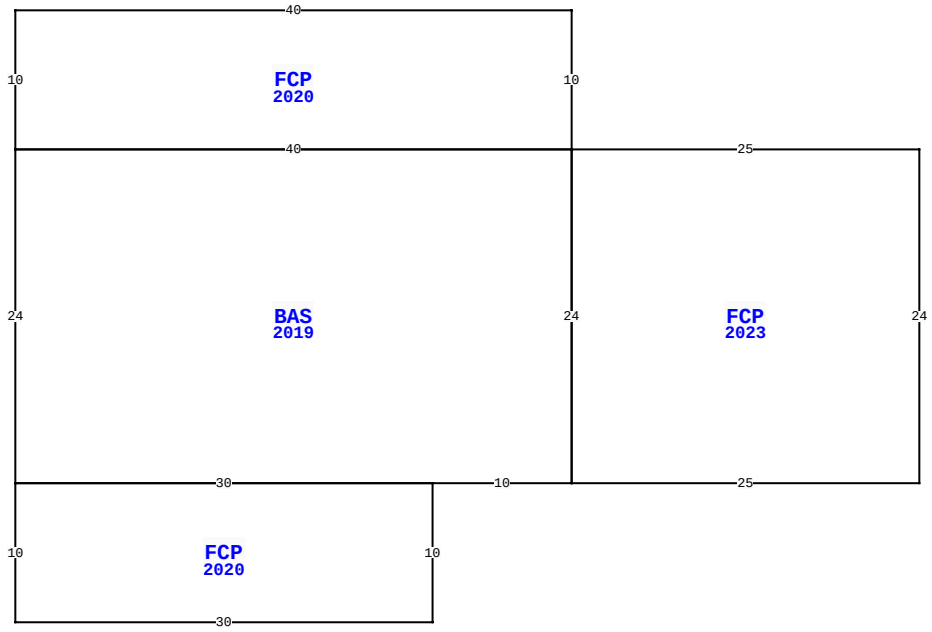
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	960	17,750
FCP	300	25	75	1,387
FCP	400	25	100	1,849
FCP	600	25	150	2,773
TOTALS	2,260		1,285	23,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,285	55.0160	19.26	24,749	2019	2019	0	0	0	4.00	96.00

1 GARAGE RES – 0% - 0 Heated Area: 960 HX Base Yr



SIKES FARM RD, HILLIARD

BLD DATE		LGL DATE	05/18/2023 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	23,759
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	103,250
TOTAL MARKET VALUE	127,009
SOH/AGL Deduction	39,183
ASSESSED VALUE	87,826
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	87,826
TOTAL JUST VALUE	127,009
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	121,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
1900493	GARAGE	45,888	01/16/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/0313	4/10/2018	WD	Q	I	05	245,000

GRANTOR: PEACOCK ROBERT & FLOR
GRANTEE: PEARSON EARL JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=0,0] W40 S24 E30 E10 N24 $
FCP=[YR=2023;ORIG=0,0] S24 E25 N24 W25 $
FCP=[YR=2020;ORIG=-40,0] E40 N10 W40 S10 $
FCP=[YR=2020;ORIG=-40,24] E30 S10 W30 N10 $
.

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		OR	0.00	0.00	4.13	AC		1.00	1.00	1.00	25,000.00	25,000.00	103,250							

REVIEW DATE 04/19/2024 BY WW Total Acres: 4.13 Total Land Value: 103,250 Market: 0 Agricultural: 0 Common: 103,250 PRINTED 08/06/2024 BY SYS