NE1/4 OF SW1/4
SE1/4 OF NW1/4
PT OR 1778/1453

TOLOSI DENISE SIKES
31004 KNIGHT ROAD
HILLIARD, FL 32046

2024

33-4N-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

31004 KNIGHT RD, HILLIARD

BLD DATE	03/09/2007	JH	LGL DATE	06/13/2023 MLU
XF DATE			LAND DATE	
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	12,000
TOTAL LAND VALUE - MARKET	51,300
TOTAL MARKET VALUE	63,300
SOH/AGL Deduction	6,799
ASSESSED VALUE	56,501
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	56,501
TOTAL JUST VALUE	63,300
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P047970	MH MOVE-ON	0	01/05/2004

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1580/0228	8/06/2008	QC	U	I	01	100
GRANTOR: SIKES SAMUEL J & HELE						
GRANTEE: TOLOSI DENISE SIKES						
1778/1453	7/10/2008	QC	U	I	07	100
GRANTOR: SIKES SAMUEL J & HELE						
GRANTEE: TOLOSI DENISE SIKES						

BUILDING NOTES

BUILDING DIMENSIONS

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 12,000

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	000001	C	V RS W/XFOB	0	0007	OR	0.00	0.00	1.71	AC		1.00	1.00	1.00	30,000.00	30,000.00	51,300							

REVIEW DATE 06/30/2020 BY TW Total Acres: 1.71 Total Land Value: 51,300 Market: 0 Agricultural: 0 Common: 51,300 PRINTED 08/06/2024 BY SYS