E1/2 OF S1/2 OF NE1/4
OR 1124/1112-1119
PARCELS 1-1 THRU 1-4

SIKES MAMIE
PO BOX 1034
HILLIARD, FL 32046-1034

2025

02-2N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

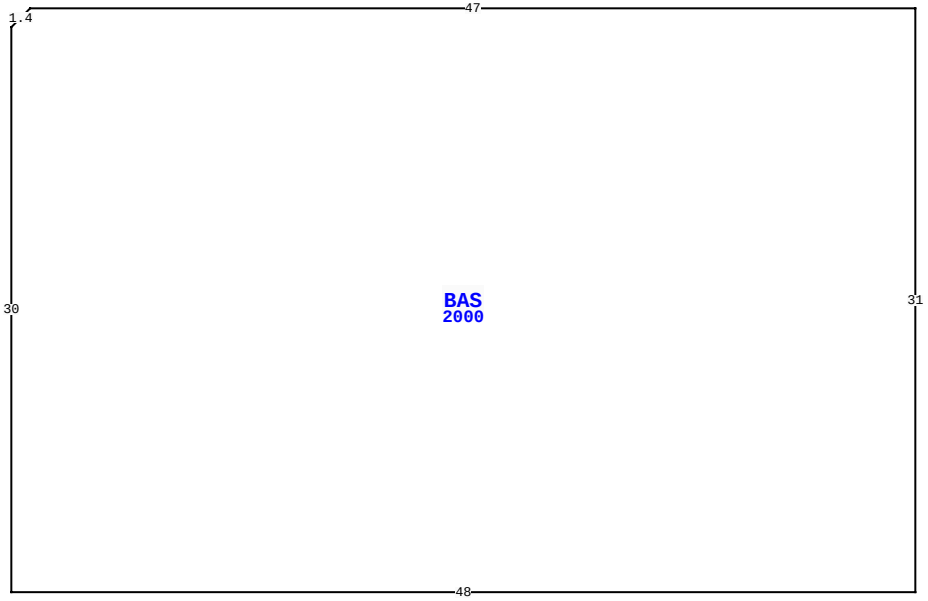
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,488	100	2000	1,488	88,647
TOTALS	1,488			1,488	88,647

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,488	152.3600	129.51	192,711	2001	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 0 Heated Area: 1488 HX Base Yr 1990



4438 COOKIE TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/25/2024 KBA

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,881
TOTAL MARKET OB/XF VALUE		13,798
TOTAL LAND VALUE - MARKET		409,425
TOTAL MARKET VALUE		411,959
SOH/AGL Deduction		96,607
ASSESSED VALUE		315,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,630
TOTAL JUST VALUE		689,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023974	MH MOVE-ON	0	10/01/2002
MH003051	MH MOVE-ON	0	04/01/2000
7769	MH MOVE-ON	22,500	04/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1124/1118	3/26/2003	QC	Q	I	01	100
GRANTOR: THOMAS FAYE						
GRANTEE: SIKES MAMIE						
1124/1116	3/26/2003	QC	Q	I	01	100
GRANTOR: GILES TROY						
GRANTEE: SIKES MAMIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2000] W47 L1 D1 S30 E48 N31 $.

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	0351	CARPORT MT	0	100	12	24	288.00	SF	10.00	10.00	100	1969	1969	3	20	576	
3	0681	POLE SHED	0	100	7	20	140.00	SF	15.00	15.00	100	1975	1975	3	20	420	
4	1242	WD DECK A	0	100	20	8	160.00	SF	10.00	10.00	100	1990	1990	3	20	320	
5	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	2001	2001	3	28	1,680	
7	0681	POLE SHED	0	100	24	11	264.00	SF	15.00	15.00	100	1990	1990	3	20	792	
8	0681	POLE SHED	0	100	24	11	264.00	SF	15.00	15.00	100	1990	1990	3	20	792	
9	0810	CONCRETE A	0	0	0	0	195.00	SF	6.50	6.50	100	2002	2002	3	80	1,014	
10	0752	USP	0	0	32	12	384.00	SF	15.00	15.00	100	2002	2002	3	29	1,670	
11	0755	FSP	0	100	30	12	360.00	SF	20.00	20.00	100	2004	2004	3	21	1,512	
12	0681	POLE SHED	0	100	20	18	360.00	SF	11.25	11.25	100	2001	2001	3	28	1,134	

TOTAL OB/XF 9,910

LAND DESCRIPTION

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	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
3	005000	C	AGRICULTURAL	100	0004	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	190.00	190.00	950							
5	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	29.05	AC		1.00	1.00	1.00	390.00	390.00	11,330							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	34.05	AC		1.00	1.00	1.00	8,500.00	8,500.00	289,425							

REVIEW DATE 05/20/2020 BY TWA Total Acres: 38.05 Total Land Value: 132,280 Market: 289,425 Agricultural: 12,280 Common: 120,000 PRINTED 07/30/2025 BY SYS

E1/2 OF S1/2 OF NE1/4
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PARCELS 1-1 THRU 1-4

SIKES MAMIE
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2025

02-2N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

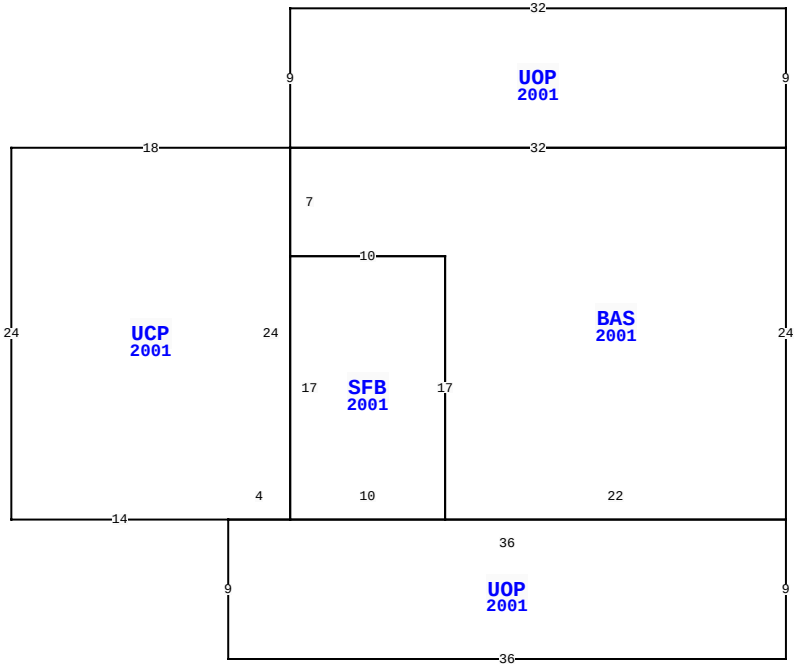
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	598	100	2001	598	13,311
SFB	170	80	2001	136	3,028
UCP	432	20	2001	86	1,915
UOP	288	20	2001	58	1,291
UOP	324	20	2001	65	1,447
TOTALS	1,812			943	20,991

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0150	01	943	60.0000	31.80	29,987	2001	2001	0	0	0	30.00	70.00

2 ACCESORY U – 0% - 0 Heated Area: 734 HX Base Yr 1990



4438 COOKIE TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/25/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,881
TOTAL MARKET OB/XF VALUE		13,798
TOTAL LAND VALUE - MARKET		409,425
TOTAL MARKET VALUE		411,959
SOH/AGL Deduction		96,607
ASSESSED VALUE		315,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,630
TOTAL JUST VALUE		689,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1124/1118	3/26/2003	QC	Q	I	01	100
GRANTOR: THOMAS FAYE						
GRANTEE: SIKES MAMIE						
1124/1116	3/26/2003	QC	Q	I	01	100
GRANTOR: GILES TROY						
GRANTEE: SIKES MAMIE						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2001] W32 S9 UCP=[YR=2001] W18 S24 E14
UOP=[YR=2001] S9 E36 N9 BAS=[YR=2001] N24 W32 S7
SFB=[YR=2001] S17 E10 N17 W10 $ E10 S17 E22 $ W36 $ E4 N24 $
E32 N9 $.

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
13	0811	CONCRETE B	0	100	30	28	840.00	SF	5.20	5.20	100	2009	2009	3	89	3,888	

LAND DESCRIPTION

TOTAL OB/XF 3,888

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

REVIEW DATE 05/20/2020 BY TWA Total Acres: 38.05 Total Land Value: 132,280 Market: 289,425 Agricultural: 12,280 Common: 120,000 PRINTED 07/30/2025 BY SYS

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PO BOX 1034
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2025

02-2N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

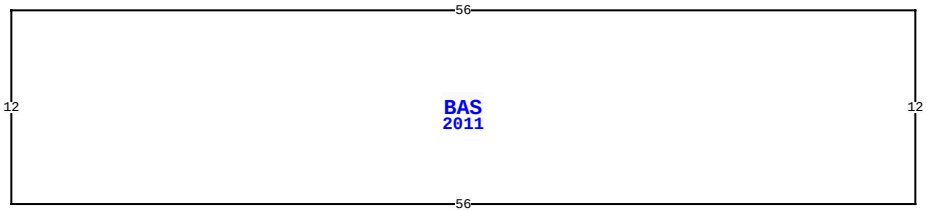
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	02	WINDOW 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	2011	672	13,741
TOTALS	672			672	13,741

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	85.2000	68.16	45,804	1975	1975	0	0	0	70.00	30.00

3 M/H 93- – 0% - 0 Heated Area: 672 HX Base Yr 1990



4438 COOKIE TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	10/25/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,881
TOTAL MARKET OB/XF VALUE		13,798
TOTAL LAND VALUE - MARKET		409,425
TOTAL MARKET VALUE		411,959
SOH/AGL Deduction		96,607
ASSESSED VALUE		315,352
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		264,630
TOTAL JUST VALUE		689,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		651,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/1118	3/26/2003	QC	Q	I	01	100
GRANTOR: THOMAS FAYE						
GRANTEE: SIKES MAMIE						
1124/1116	3/26/2003	QC	Q	I	01	100
GRANTOR: GILES TROY						
GRANTEE: SIKES MAMIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W56 S12 E56 N12 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/20/2020 BY TWA Total Acres: 38.05 Total Land Value: 132,280 Market: 289,425 Agricultural: 12,280 Common: 120,000 PRINTED 07/30/2025 BY SYS

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2025

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
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Roof Cover	12	MODULAR MT 100
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Interior Floo	11	CLAY TILE 80
Interior Floo	14	CARPET 20
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
Quality	06	Quality Level 06

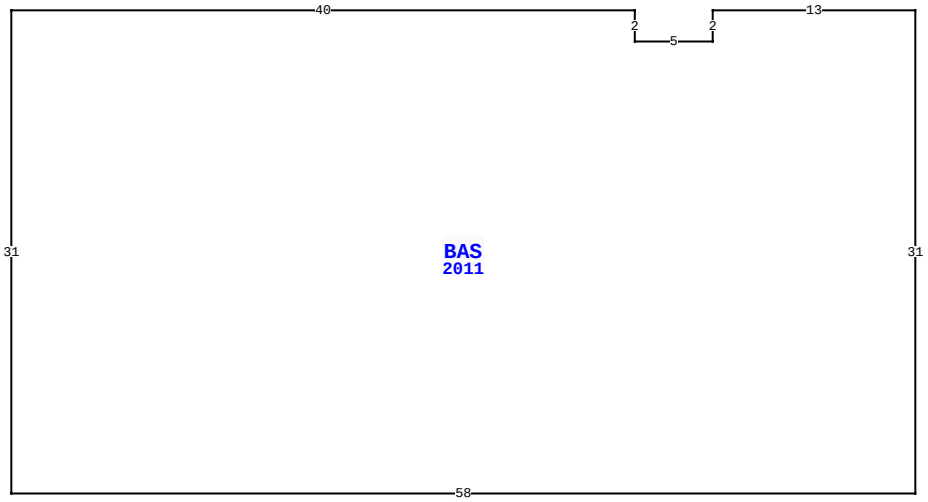
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,788	100	2011	1,788	142,502
TOTALS	1,788			1,788	142,502

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,788	167.4000	142.32	254,468	2001	2006	0	0	0	44.00	56.00

4 M/H 94+ – 0% - 0 Heated Area: 1788 HX Base Yr 1990



4438 COOKIE TR, HILLIARD

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,881
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PREVIOUS YEAR MKT VALUE		651,457

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1124/1118	3/26/2003	QC	Q	I	01	100
GRANTOR: THOMAS FAYE						
GRANTEE: SIKES MAMIE						
1124/1116	3/26/2003	QC	Q	I	01	100
GRANTOR: GILES TROY						
GRANTEE: SIKES MAMIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011] W13 S2 W5 N2 W40 S31 E58 N31 $.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 05/20/2020 BY TWA Total Acres: 38.05 Total Land Value: 132,280 Market: 289,425 Agricultural: 12,280 Common: 120,000 PRINTED 07/30/2025 BY SYS