BLOCK 12 LOT S 301/2 FT
OF W1/2 OF 2
IN OR 2716/563

SIKES RUSSELL LEE
PO BOX 1664
HILLIARD, FL 32046

2025

08-3N-24-2380-0012-0024

BUILDING CHARACTERISTICS

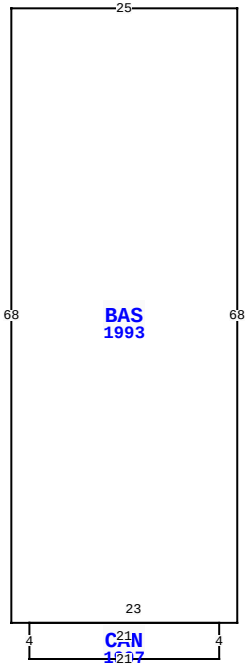
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	02	SHED 100
Roof Cover	04	BUILT-UP 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 80
Interior Floo	08	SHT VINYL 20
Ceiling	01	FIN.SUSPD 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Fixtures		2 100
Frame	03	MASONRY 100
Story Height		11 100
RMS		2 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	OO	OWNER OCC 100
Quality	02	Quality Level 02
DOR CODE	1100	STORES, 1 STORY
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6002.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,700	100	1993	1,700	85,102
CAN	84	30	1997	25	1,252
TOTALS	1,784			1,725	86,354

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
1101	04	1,725	71.7728	100.12	172,707	1942	1942	0	0	0	50.00	50.00

1 RETAILSTOR – 0% - 2025 Heated Area: 1700 HX Base Yr



551700 US HWY 1, HILLIARD

BLD DATE	07/18/2024	REA	LGL DATE
XF DATE	12/09/2019	KKA	LAND DATE 04/29/2025 DC
INC DATE			AG DATE

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	34,150
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	14,175
TOTAL MARKET VALUE	48,325
SOH/AGL Deduction	0
ASSESSED VALUE	48,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	48,325
TOTAL JUST VALUE	48,325
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	46,750

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2716/563	5/29/2024	WD	Q	I	01	55,000
GRANTOR: GUYNN GERALD J &						
GRANTEE: SIKES RUSSELL LEE						
2716/562	5/15/2024	QC	U	I	11	100
GRANTOR: ST JOHNS MORTHAHE MAN						
GRANTEE: GUYNN GERALD J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 S68 E2 CAN=[YR=1997] S4 E21 N4 W21$ E23 N68$.

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	001100	C	STORE 1FLR	0	0004	C-1	30.00	105.00	3,150.00	SF		1.00	1.00	1.00	4.50	4.50	14,175							

REVIEW DATE 12/09/2019 BY KKA Total Acres: 0.00 Total Land Value: 14,175 Market: 0 Agricultural: 0 Common: 14,175 PRINTED 07/30/2025 BY SYS