BLOCK 123 LOTS 8 9 10 11 12
IN OR 456 PG 106
TOWN OF HILLIARD

SIKES ROY A JR & LILAH
2140 ADDISON LANE
HILLIARD, FL 32046

2025

08-3N-24-2380-0123-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

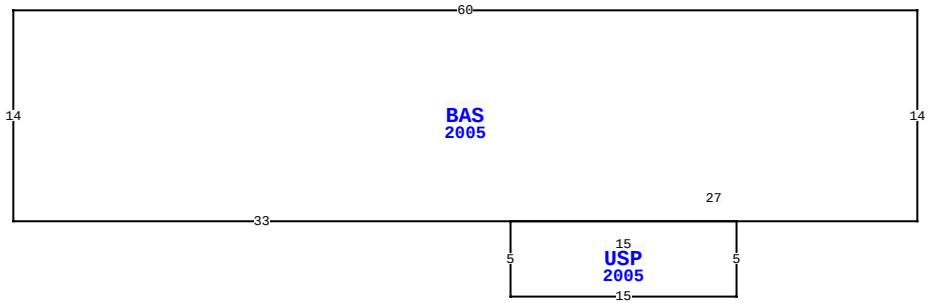
ELEMENT	CD	CONSTRUCTION
Exterior Wall	01	MINIMUM 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2005	840	15,967
USP	75	50	2005	38	722
TOTALS	915			878	16,689

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	878	79.2000	63.36	55,630	1978	1978	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



27216 W FIFTH AV, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	16,689
TOTAL MARKET OB/XF VALUE	504
TOTAL LAND VALUE - MARKET	43,750
TOTAL MARKET VALUE	60,943
SOH/AGL Deduction	15,618
ASSESSED VALUE	45,325
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	45,325
TOTAL JUST VALUE	60,943
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	52,622

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0004038	MH MOVE-ON	0	04/05/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0456/0106	5/01/1985	WD	U	V		3,700

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2005] W60 S14 E33 USP=[YR=2005] S5 E15 N5 W15 $ E27 N14 $.

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	1242	WD DECK A	0	0	7	6	42.00	SF	10.00	10.00	100	2001	2001	3	20	84	
2	0751	UOP	0	0	15	10	150.00	SF	10.00	10.00	100	2001	2001	3	28	420	

LAND DESCRIPTION

TOTAL OB/XF 504

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	000100	C	RES	0	0006	RM-4	125.00	125.00	125.00	FF		1.00	1.00	1.00	350.00	350.00	43,750							

REVIEW DATE 05/17/2024 BY WWA Total Acres: 0.00 Total Land Value: 43,750 Market: 0 Agricultural: 0 Common: 43,750 PRINTED 07/30/2025 BY SYS