IN OR 1500/212
ESMTS OR 461/372 & OR 693/1089
EX 15-27

MCCONNELL BARBARA
2588 SIKES DR
HILLIARD, FL 32046

2025

10-2N-23-0000-0015-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

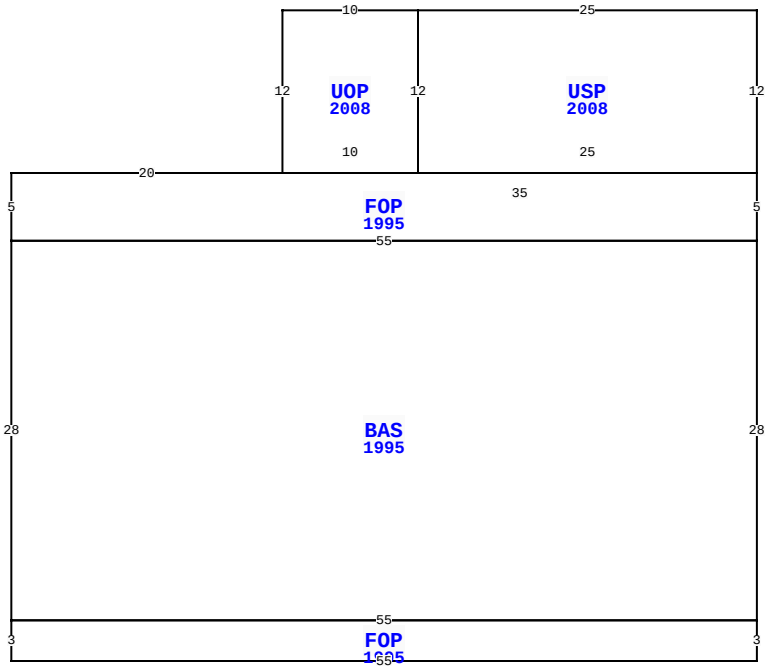
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1995	1,540	162,494
FOP	165	30	1995	50	5,276
FOP	275	30	1995	82	8,652
UOP	120	20	2008	24	2,532
USP	300	30	2008	90	9,497
TOTALS	2,400			1,786	188,450

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,786	123.0500	123.05	219,767	1995	1995	0	0	0	14.25	85.75

1 SINGLE FAM – 100% - 2008 Heated Area: 1540 HX Base Yr 2008



2588 SIKES DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		188,450
TOTAL MARKET OB/XF VALUE		17,479
TOTAL LAND VALUE - MARKET		156,000
TOTAL MARKET VALUE		361,929
SOH/AGL Deduction		198,185
ASSESSED VALUE		163,744
TOTAL EXEMPTION VALUE	HX HB SX	100,722
BASE TAXABLE VALUE		63,022
TOTAL JUST VALUE		361,929
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		350,267

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24218	ADDITION	525	12/01/2010
B21203	ENCLOSURE/PTO	2,500	03/01/2008
B21137	FOUNDATION	1,800	02/01/2008
B20754	CARPORT	958	11/01/2007
B0310784	NEW CONSTR	203,182	01/02/2003
MH971645	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1500/0212	5/21/2007	WD	Q	I		280,000
GRANTOR: KATO ROBERT S & KATHL						
GRANTEE: MCCONNELL BARBARA						
0546/0495	6/27/1988	WD	Q	V		44,000
GRANTOR: REED MARVIN F						
GRANTEE: KATO ROBERT S						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2008] W25 UOP=[YR=2008] W10 S12 FOP=[YR=1995] W20 S5 BAS=[YR=1995] S28 FOP=[YR=1995] S3 E55 N3 W55$ E55 N28 W55$ E55 N5 W35$ E10 N12$ S12 E25 N12$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	76	2,660	
2	0810	CONCRETE A	0	100	0	0	475.00	SF	6.50	6.50	100	2000	2000	3	77	2,377	
3	0510	GARAGE WD-	0	100	27	14	378.00	SF	28.00	28.00	100	2000	2000	3	27	2,858	
4	0681	POLE SHED	0	100	20	15	300.00	SF	9.15	9.15	100	2004	2004	3	32	878	
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	44	2,200	
6	0476	VF 6 SBPL	0	100	0	0	74.00	LF	32.00	32.00	100	2004	2004	3	61	1,444	
7	1127	BRICK 8"	0	100	0	0	30.00	SF	11.00	11.00	100	2010	2010	3	97	320	
8	0473	VF 3 RAIL	0	100	0	0	832.00	LF	7.50	7.50	100	2010	2010	3	76	4,742	

LAND DESCRIPTION

TOTAL OB/XF 17,479

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	100	0005	OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	156,000							

REVIEW DATE 06/03/2024 BY WWA Total Acres: 8.00 Total Land Value: 156,000 Market: 0 Agricultural: 0 Common: 156,000 PRINTED 07/30/2025 BY SYS