TRACT 2
IN OR 1447/450
EDGINGTON SUB UNR

SMITH EDWARD A SR
3009 SIKES ROAD
HILLIARD, FL 32046

2025

10-2N-23-1900-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

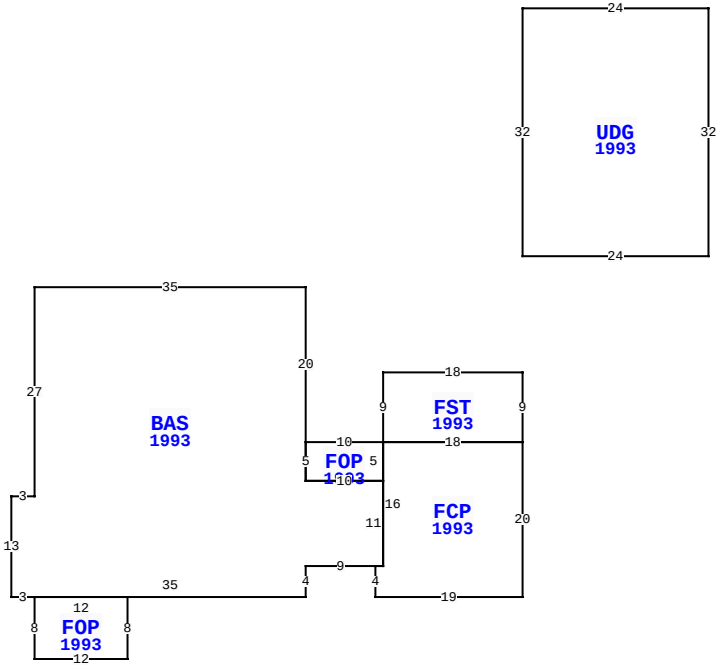
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	09	PINE WOOD 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,549	100	1993	1,549	116,660
FCP	364	25	1993	91	6,854
FOP	50	30	1993	15	1,130
FOP	96	30	1993	29	2,184
FST	162	55	1993	89	6,703
UDG	768	55	1993	422	31,782
TOTALS	2,989			2,195	165,312

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,195	101.5000	101.50	222,792	1983	1988	0	0	0	25.80	74.20

1 SINGLE FAM – 100% - 2007 Heated Area: 1549 HX Base Yr 2007



3009 SIKES DR, HILLIARD

BLD DATE	03/12/2007	JH	LGL DATE	
XF DATE	03/12/2007	JH	LAND DATE	05/21/2025 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		183,004
TOTAL MARKET OB/XF VALUE		1,023
TOTAL LAND VALUE - MARKET		74,250
TOTAL MARKET VALUE		258,277
SOH/AGL Deduction		144,832
ASSESSED VALUE		113,445
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		62,723
TOTAL JUST VALUE		258,277
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		225,741

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/0450	9/26/2006	WD	Q	I		128,000
GRANTOR: KING DANIEL A						
GRANTEE: SMITH EDWARD A SR						
1447/0447	9/26/2006	TD	U	I	07	100
GRANTOR: KING RICHARD H TRUSTE						
GRANTEE: KING DANIEL A						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W18 S9 FOP=[YR=1993] W10 BAS=[YR=1993] N20 W35 S27 W3 S13 E3 FOP=[YR=1993] S8 E12 N8 W12$ E35 N4 E9 FCP=[YR=1993] S4 E19 N20 W18 S16 W1$ E1 N11 W10 N5$ S5 E10 N5$ E18 N9$ PTR=N15 UDG=[YR=1993] N32 E24 S32 W24$ S15$.

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	0810	CONCRETE A	0	100	0	0	246.00	SF	6.50	6.50	100	1983	1983	3	38	608	
2	0940	SHEDS/PORT	0	100	12	8	96.00	SF	18.00	18.00	100	2006	2006	3	24	415	

LAND DESCRIPTION

TOTAL OB/XF 1,023

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	0004	OR	0.00	0.00	1.65	AC		1.00	1.00	1.00	45,000.00	45,000.00	74,250							

REVIEW DATE 05/04/2020 BY TWA Total Acres: 1.65 Total Land Value: 74,250 Market: 0 Agricultural: 0 Common: 74,250 PRINTED 07/30/2025 BY SYS

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BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

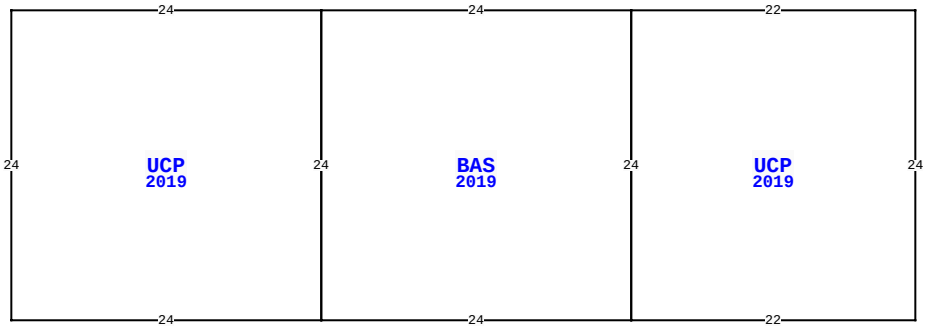
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2019	576	12,787
UCP	528	20	2019	106	2,353
UCP	576	20	2019	115	2,553
TOTALS	1,680			797	17,692

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	797	64.5150	23.87	19,024	2017	2017	0	0	0	7.00	93.00

2 GARAGE RES – 100% - 2007 Heated Area: 576 HX Base Yr 2007



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NASSAU COUNTY PROPERTY

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GRANTOR: KING RICHARD H TRUSTE						
GRANTEE: KING DANIEL A						

BUILDING NOTES

BUILDING DIMENSIONS

UCP=[YR=2019] W22 BAS=[YR=2019] W24 UCP=[YR=2019] W24 S24 E24 N24$ S24 E24 N24$ S24 E22 N24$.

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

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