LOT 6 R673545
IN OR 856/1705
EX R/W IN OR 860/1124

SIKES JAYSON & RHONDA
151086 COUNTY ROAD 108
HILLIARD, FL 32046-6913

2025

10-3N-24-0775-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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

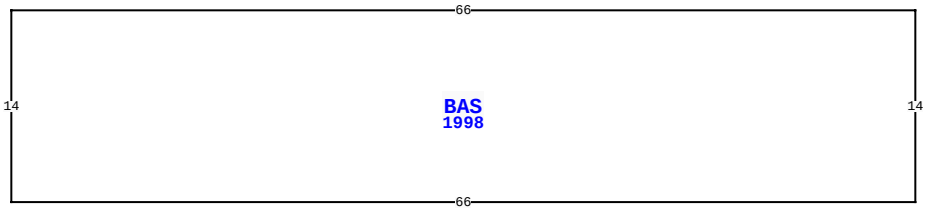
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1998	924	19,648
TOTALS	924			924	19,648

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	924	88.6000	70.88	65,493	1983	1983	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1999 Heated Area: 924 HX Base Yr 1999



151086 CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		19,648
TOTAL MARKET OB/XF VALUE		7,336
TOTAL LAND VALUE - MARKET		50,850
TOTAL MARKET VALUE		77,834
SOH/AGL Deduction		51,880
ASSESSED VALUE		25,954
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		954
TOTAL JUST VALUE		77,834
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,729

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MHU95984	MH MOVE-ON	0	07/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0856/1705	11/25/1998	AD	U	I	13	18,500
GRANTOR: HENDRICKS JAMES & DAN						
GRANTEE: SIKES JAYSON & RHON						
0703/0515	4/27/1994	WD	U	V	09	150,000
GRANTOR: VANZANT HARRY & BESSI						
GRANTEE: HENDRICKS JAMES & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1998] W66 S14 E66 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	0825	BRICK	0	100	10	20	200.00	SF	12.50	12.50	100	1980	1980	3	72	1,800	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	
3	0752	USP	0	100	20	12	240.00	SF	15.00	15.00	100	2008	2008	3	48	1,728	
4	0752	USP	0	100	14	10	140.00	SF	15.00	15.00	100	2008	2008	3	48	1,008	

LAND DESCRIPTION

TOTAL OB/XF 7,336

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		OR	0.00	0.00	1.13	AC		1.00	1.00	1.00	45,000.00	45,000.00	50,850							

REVIEW DATE 05/04/2020 BY TWA Total Acres: 1.13 Total Land Value: 50,850 Market: 0 Agricultural: 0 Common: 50,850 PRINTED 07/30/2025 BY SYS