IN OR 2660/1927

TJ8 LLC
21796 CR 121
HILLIARD, FL 32046

2025

22-2N-23-0000-0004-0160

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM | MKT AREA 09

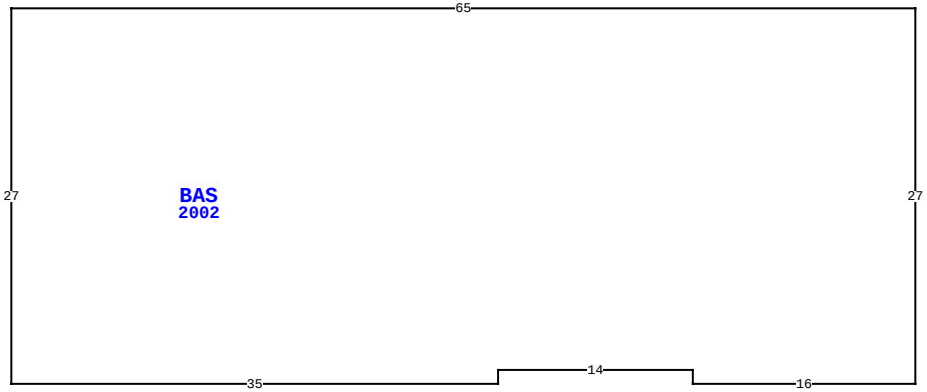
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,741	100	2002	1,741	73,164
TOTALS	1,741			1,741	73,164

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,741	123.6000	105.06	182,909	1998	1998	0	0	0	60.00	40.00

1 M/H 94+ – 0% - 2024 Heated Area: 1741 HX Base Yr



20684 GORDEN HILL LN, HILLIARD

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

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	1998	1998	3	80	2,800	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	73,164
TOTAL MARKET OB/XF VALUE	2,800
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	120,964
SOH/AGL Deduction	10,283
ASSESSED VALUE	110,681
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	110,681
TOTAL JUST VALUE	120,964
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	100,619

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2660/1927	8/11/2023	WD	U	I	37	39,200
GRANTOR: SIKES THOMAS G						
GRANTEE: TJ8 LLC						
1260/1012	9/20/2004	QC	U	I	07	100
GRANTOR: MAPES SHARON DIANE RO						
GRANTEE: SIKES THOMAS G & VI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W65 S27 E35 N1 E14 S1 E16 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,800

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	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS