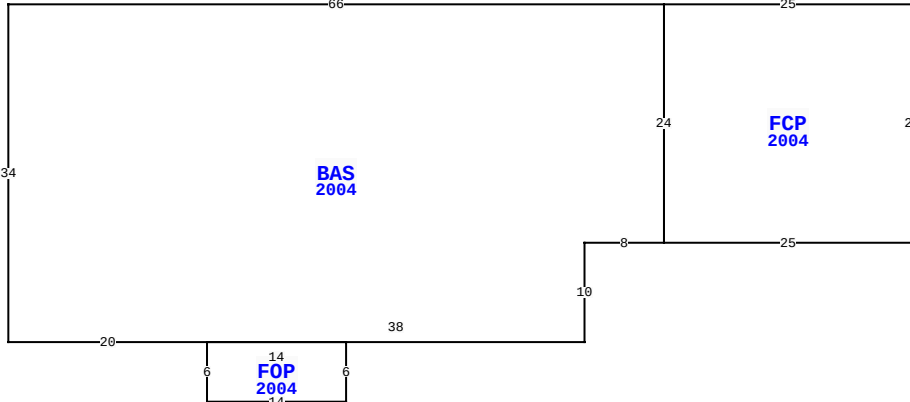


SIKES STEVEN D & LINDA S
36735 CLYATT CIRCLE
HILLIARD, FL 32046-8509

27-3N-24-2020-0043-0000

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1											
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND									
Exterior Wall	05	AVERAGE 100								0900	01	2,339	95.5206	126.09	294,925	2004	2004	0	0	0	9.75	90.25	VALUATION BY STANDARD								
Roof Structure	03	GABLE/HIP 100								1 SNGL FAM - 100% - 0 Heated Area: 2164 HX Base Yr														Tax Group: 4 Tax Dist:							
Roof Cover	12	MODULAR MT 100																						BUILDING MARKET VALUE 266,170							
Interior Wall	05	DRYWALL 100																						TOTAL MARKET OB/XF VALUE 31,777							
Interior Floor	14	CARPET 90																						TOTAL LAND VALUE - MARKET 211,550							
Interior Floor	11	CLAY TILE 10																						TOTAL MARKET VALUE 372,718							
Air Condition	03	CENTRAL 100																						SOH/AGL Deduction 194,642							
Heating Type	04	AIR DUCTED 100																						ASSESSED VALUE 178,076							
Bedrooms		3 100																						TOTAL EXEMPTION VALUE HX HB 50,722							
Bathrooms		2.5 100																						BASE TAXABLE VALUE 127,354							
Frame	02	WOOD FRAME 100																						TOTAL JUST VALUE 509,497							
Stories	1.	1. 100																						NCON VALUE 0							
Units		0 100								INCOME VALUE																					
BUD8 Adjustme	04	DIST 01 100																PREVIOUS YEAR MKT VALUE 498,059													
Occupancy	00	NONE 100																													
Quality		01	Quality Level 01																												
DOR CODE		5000 IMPROVED AG																													
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	2,164	100	2004	2,164	246,255																										
FCP	600	25	2004	150	17,070																										
FOP	84	30	2004	25	2,845																										
TOTALS		2,848			2,339	266,170											BLD DATE				LGL DATE		05/09/2025		MLU						
EXTRA FEATURES		36735 CLYATT CIR, HILLIARD										XF DATE				LAND DATE		03/03/2025		KBA											
												INC DATE				AG DATE															
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																
1	0200	BARN WD 0-	0 100	0 0	1,716.00	SF	20.00	20.00	100	2002	2002	3	29	9,953																	
2	0940	SHEDS/PORT	0 100	13 12	156.00	SF	20.10	20.10	100	2002	2002	3	20	627																	
3	0810	CONCRETE A	0 100	30 18	540.00	SF	6.50	6.50	100	2002	2002	3	80	2,808																	
4	0300	BOAT DCK W	0 100	36 12	432.00	SF	40.00	40.00	100	1999	1999	3	26	4,493																	
5	0510	GARAGE WD-	0 100	30 24	720.00	SF	35.00	35.00	100	2000	2000	3	27	6,804																	
6	0350	CARPORT WD	0 100	30 14	420.00	SF	13.00	13.00	100	2000	2000	3	20	1,092																	
7	0936	SEPTC TANK	0 100	0 0	1.00	UT	6,000.00	6,000.00	100	2021	2021	3	100	6,000																	
LAND DESCRIPTION TOTAL OB/XF 31,777																															
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							
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000														
2	009530	C	POND	100					0.85	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,125														
3	006000	A	PASTURE - HA	0		OR	0.00	0.00	7.15	AC		1.00	1.00	1.00	370.00	370.00	2,646														
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	7.15	AC		1.00	1.00	1.00	19,500.00	19,500.00	139,425														
REVIEW DATE		07/13/2021		BY	TW		Total Acres: 10.00		Total Land Value: 74,771		Market: 139,425		Agricultural: 2,646		Common: 72,125		PRINTED 07/30/2025 BY SYS														