LOT 52 WEST OF RR R/W
PT OR 2190/313
CORNWALL SURVEY

PEARSON EARL JR
36206 SIKES FARM RD
HILLIARD, FL 32046

2025

27-3N-24-2020-0052-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	03	CENTRAL 100
Heating Type	03	FORCED AIR 100
Bedrooms		0 100
Bathrooms		1 100
Frame	05	STEEL 100
Quality	03	Quality Level 03

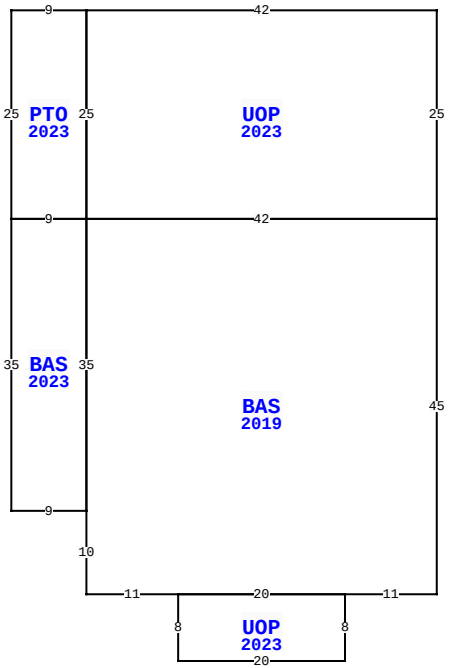
DOR CODE	0700	MISC RESIDENTIAL	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	2019	1,890	36,174
BAS	315	100	2023	315	6,029
PTO	225	5	2023	11	211
UOP	160	20	2023	32	612
UOP	1,050	20	2023	210	4,019
TOTALS	3,640			2,458	47,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0303	01	2,458	59.5200	64.88	159,475	2023	2023	0	0	70	0.50	29.50

1 CLUB HOUSE – 0% - 2024 Heated Area: 2205 HX Base Yr



SIKES FARM RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	47,045
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	109,200
TOTAL MARKET VALUE	156,245
SOH/AGL Deduction	32,310
ASSESSED VALUE	123,935
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	123,935
TOTAL JUST VALUE	156,245
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	153,476

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2190/0313	4/10/2018	WD	Q	I	05	245,000

GRANTOR: PEACOCK ROBERT & FLOR

GRANTEE: PEARSON EARL JR

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019;ORIG=63,33] E42 S45 W11 W20 W11 N10 N35 $
UOP=[YR=2023;ORIG=63,8] E42 S25 W42 N25 $
BAS=[YR=2023;ORIG=54,33] E9 S35 W9 N35 $
PTO=[YR=2023;ORIG=54,8] E9 S25 W9 N25 $
UOP=[YR=2023;ORIG=74,78] S8 E20 N8 W20 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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		OR	0.00	0.00	5.60	AC		1.00	1.00	1.00	19,500.00	19,500.00	109,200							

REVIEW DATE 04/19/2024 BY WW Total Acres: 5.60 Total Land Value: 109,200 Market: 0 Agricultural: 0 Common: 109,200 PRINTED 07/30/2025 BY SYS