PAR 4 SEC 27-4N-23 &
PAR 1-7 SEC 26-4N-23
IN OR 561/780 & OR 493/889

SIKES DOUGLAS/PETTY ANN E ET AL
18115 SIKES ROAD
HILLIARD, FL 32046

2025

27-4N-23-0000-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

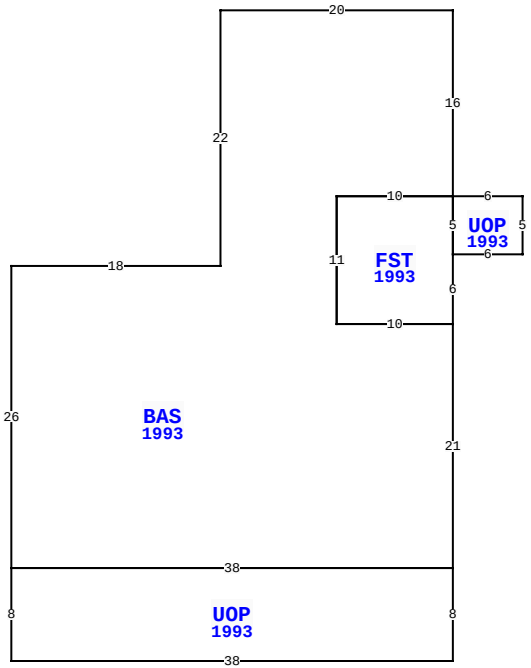
ELEMENT	CD	CONSTRUCTION
Exterior Wall	04	SINGLE SID 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 50
Interior Wall	06	CUST PANEL 50
Interior Floo	08	SHT VINYL 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,318	100	1993	1,318	30,905
FST	110	55	1993	60	1,407
UOP	30	20	1993	6	141
UOP	304	20	1993	61	1,430
TOTALS	1,762			1,445	33,882

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0100	01	1,445	78.1560	78.16	112,941	1959	1959	0	0	30	40.00	30.00

1 SINGLE FAM – 100% - 2015 Heated Area: 1318 HX Base Yr 2015



18115 SIKES 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		33,882
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		105,600
TOTAL MARKET VALUE		139,482
SOH/AGL Deduction		84,984
ASSESSED VALUE		54,498
TOTAL EXEMPTION VALUE	HX HB	29,498
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		139,482
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		120,187

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1231/0633	5/18/2004	WD	Q	I	01	100
GRANTOR: SIKES ELEANOR E						
GRANTEE: SIKES ELEANOR E ETA						
0561/0780	1/20/1989	QC	Q	I	01	100
GRANTOR: SIKES W R EST						
GRANTEE: SIKES ELEANOR E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W20 S22 W18 S26 UOP=[YR=1993] S8 E38N8 W38$ E38 N21 FST=[YR=1993] N6 UOP=[YR=1993] E6 N5 W6 S5 $ N5 W10 S11 E10$ W10 N11 E10 N16$.

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
1	000100	C	RES	100	0005	OR	0.00	0.00	3.52	AC		1.00	1.00	1.00	30,000.00	30,000.00	105,600							

REVIEW DATE 10/31/2019 BY TWA Total Acres: 3.52 Total Land Value: 105,600 Market: 0 Agricultural: 0 Common: 105,600 PRINTED 07/30/2025 BY SYS