PT OF SE1/4 OF NE1/4 OF
SEC 27-4N-23E IN OR 2787/1592
(EX UTIL ESMT IN OR 1477/1113)

SIKES CLYDE C & REGINA/SIKES CLYDE C II
18215 SIKES RD
HILLIARD, FL 32046

2025

27-4N-23-0000-0004-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

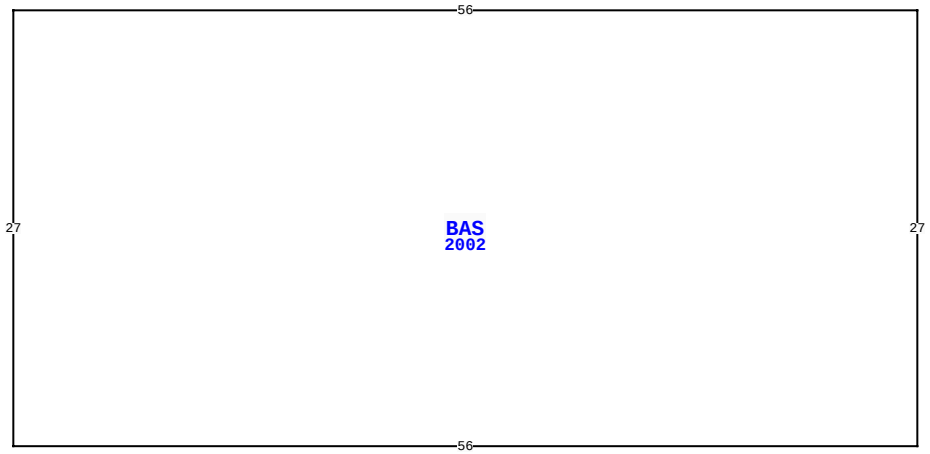
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	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	1,512	100	2002	1,512	72,835
TOTALS	1,512			1,512	72,835

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	123.2000	104.72	158,337	1996	2001	0	0	0	54.00	46.00

1 M/H 94+ – 100% - 2003 Heated Area: 1512 HX Base Yr 2003



VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		72,835
TOTAL MARKET OB/XF VALUE		11,736
TOTAL LAND VALUE - MARKET		240,000
TOTAL MARKET VALUE		132,901
SOH/AGL Deduction		70,426
ASSESSED VALUE		62,475
TOTAL EXEMPTION VALUE	HX HB	37,475
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		324,571
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		299,230

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2787/1592	5/12/2025	QC	U	I	11	100
GRANTOR: SIKES CLYDE C & REGIN						
GRANTEE: SIKES CLYDE C & REG						
1982/0841	5/29/2015	WD	U	I	11	100
GRANTOR: SIKES CLYDE C & REGIN						
GRANTEE: SIKES CLYDE C & REG						

18215 SIKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/18/2024 KBA

BUILDING NOTES

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	0752	USP	0	100	32	8	256.00	SF	15.00	15.00	100	2000	2000	3	27	1,037	
2	0510	GARAGE WD-	0	100	35	25	875.00	SF	35.00	35.00	100	2000	2000	3	27	8,269	
3	0681	POLE SHED	0	100	25	24	600.00	SF	15.00	15.00	100	2000	2000	3	27	2,430	

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 E56 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 11,736

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	390.00	390.00	1,170							
3	005300	A	CROPLAND 3	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	355.00	355.00	1,420							
4	006000	A	PASTURE - HA	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	370.00	370.00	740							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	195,000							

REVIEW DATE 05/18/2020 BY TWA Total Acres: 10.00 Total Land Value: 48,330 Market: 195,000 Agricultural: 3,330 Common: 45,000 PRINTED 07/30/2025 BY SYS