LOT 26
IN OR 2302/1954
CORNWALL SURVEY

SIKES CARL R JR EST
27205 PEE WEE LN
HILLIARD, FL 32046

2025

30-3N-24-2020-0026-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 70-79	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	9,234
TOTAL LAND VALUE - MARKET	170,500
TOTAL MARKET VALUE	15,009
SOH/AGL Deduction	5,759
ASSESSED VALUE	9,250
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	9,250
TOTAL JUST VALUE	179,734
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	174,576

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2302/1954	7/31/2019	QC	U	V	11	100
GRANTOR: GEIGER GERNIE C & HAR						
GRANTEE: SIKES CARL R JR						
1773/0935	12/21/2011	WD	U	V	37	12,000
GRANTOR: BRACHER MICHAEL & CON						
GRANTEE: GEIGER GERNIE C						

CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	02/10/2025 KBA

BUILDING NOTES

BUILDING DIMENSIONS

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	0681	POLE SHED	0	0	38	20	760.00	SF	15.00	15.00	100	2017	2017	3	81	9,234	

LAND DESCRIPTION

TOTAL OB/XF 9,234

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	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	525.00	525.00	5,775							
2	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	170,500							

REVIEW DATE 01/25/2023 BY WWA Total Acres: 11.00 Total Land Value: 5,775 Market: 170,500 Agricultural: 5,775 Common: 0 PRINTED 07/30/2025 BY SYS