



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	06	Quality Level 06
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,488	100
	2000	
	1,488	
	89,775	
TOTALS	1,488	1,488 89,775

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,488	152.3600	137.12	204,035	2001	2001	0	0	56.00	44.00
1 M/H 94+ 100% - 0 Heated Area: 1488 HX Base Yr 1990											
1.4 47 30 31 48 BAS 2000											

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU

SIKES MAMIE
4438 COOKIE TRAIL
HILLIARD, FL 32046

02-2N-23-0000-0001-0010

[illegible]

SIKES MAMIE
4438 COOKIE TRAIL
HILLIARD, FL 32046

02-2N-23-0000-0001-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 3 of 4										6
ELEMENT		CD		CONSTRUCTION		TYPE		MDL		EFF. AREA		TOT ADJ PTS		EFF. BASE RATE		REPL. COST NEW		AYB		EYB		ECON		FNCT		NORM		% COND		VALUATION SUMMARY										
Exterior Wall		25		MOD METAL 100		0820		02		672		85.2000		72.42		48,666		1975		1975		0		0		70.00		30.00		VALUATION BY					STANDARD					
Roof Structur		01		FLAT 100		3		M/H		93-		0%		- 0		Heated Area: 672				HX		Base Yr		1990				Tax Group: 6					Tax Dist:							
Roof Cover		01		MINIMUM 100																										BUILDING MARKET VALUE					271,662					
Interior Wall		04		PLYWOOD 100																										TOTAL MARKET OB/XF VALUE					8,667					
Interior Floo		14		CARPET 80																										TOTAL LAND VALUE - MARKET					418,550					
Interior Floo		08		SHT VINYL 20																										TOTAL MARKET VALUE					336,654					
Air Condition		02		WINDOW 100																										SOH/AGL Deduction					9,870					
Heating Type		01		NONE 100																										ASSESSED VALUE					326,784					
Bedrooms				2 100																										TOTAL EXEMPTION VALUE					HX HB 51,411					
Bathrooms				2 100																										BASE TAXABLE VALUE					275,373					
Frame				N/A 100																										TOTAL JUST VALUE					698,879					
Stories				1. 100																										NCON VALUE					0					
Units				0 100																										INCOME VALUE										
																														PREVIOUS YEAR MKT VALUE					689,104					

SIKES MAMIE
4438 COOKIE TRAIL
HILLIARD, FL 32046

02-2N-23-0000-0001-0010

[illegible]