PT OF LOTS 36 & 61
PT OR 1124/1112
CORNWALL SURVEY

SIKES MAMIE
PO BOX 1034
HILLIARD, FL 32046-1034

2026

02-2N-23-2020-0036-0010

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

CR 108, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	116,550
TOTAL MARKET VALUE	1,967
SOH/AGL Deduction	0
ASSESSED VALUE	1,967
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	1,967
TOTAL JUST VALUE	116,550
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	108,225

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1124/1112	3/26/2003	QC	Q	I	01	100
GRANTOR: SIKES RONALD						
GRANTEE: SIKES MAMIE						
0774/0053	10/15/1996	WD	U	I	18	100
GRANTOR: SIKES COLON & MAMIE						
GRANTEE: SIKES RONALD D						

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

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	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	4.55	AC		1.00	1.00	1.00	395.00	395.00	1,797							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	170.00	170.00	170							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.55	AC		1.00	1.00	1.00	21,000.00	21,000.00	116,550							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 5.55 Total Land Value: 1,967 Market: 116,550 Agricultural: 1,967 Common: 0 PRINTED 07/09/2026 BY SYS