IN OR 985/1892 & OR 1463/677
(EX R/W OR 246/643 & 5-11 &
OR 2120/13)

SWANSON STEPHEN C
24554 COUNTY ROAD 121
HILLIARD, FL 32046

2026

03-2N-23-0000-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

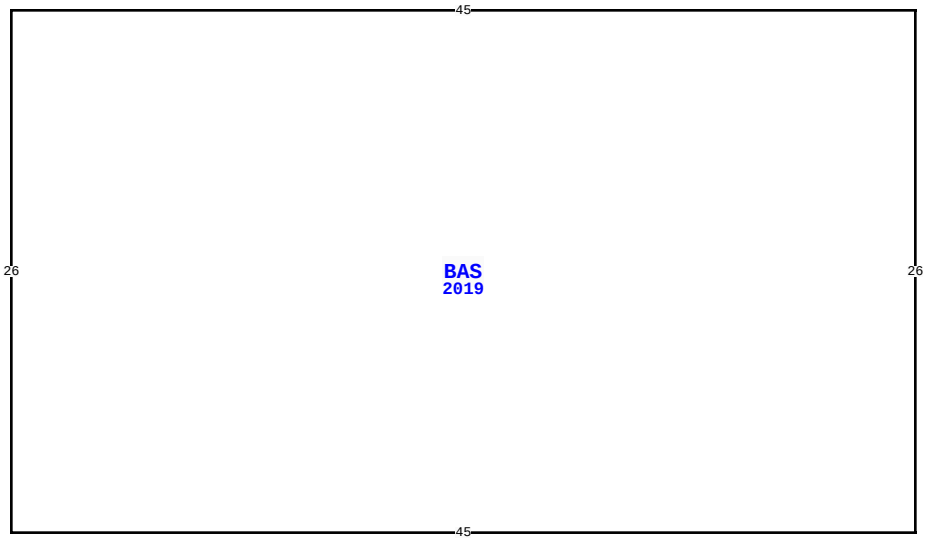
DOR CODE 0700 MISC RESIDENTIAL
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,170	100	2019	1,170	23,797
TOTALS	1,170			1,170	23,797

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,170	56.0740	21.87	25,588	2018	2018	0	0	0	7.00	93.00

1 GARAGE RES 0% - 2025 Heated Area: 1170 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	23,797
TOTAL MARKET OB/XF VALUE	12,748
TOTAL LAND VALUE - MARKET	90,160
TOTAL MARKET VALUE	126,705
SOH/AGL Deduction	0
ASSESSED VALUE	126,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,705
TOTAL JUST VALUE	126,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	164,177

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009460	BLDG DEMO	4,000	08/22/2025
18008361	GARAGE	68,832	08/15/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1463/0677	12/05/2006	QC	Q	I	01	100
GRANTOR: SMITH JULIA ANN						
GRANTEE: SWANSON STEPHEN C						
0985/1892	5/11/2001	QC	U	I	18	100
GRANTOR: SWANSON VIVIAN ANN L/						
GRANTEE: SWANSON STEPHEN C &						

2904 ROY SIKES RD, HILLIARD

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

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
2	0510	GARAGE WD-	0	0	12	20	240.00	SF	26.95	26.95	100	2026	1971	3	20	1,294	
3	0681	POLE SHED	0	0	18	20	360.00	SF	15.00	15.00	100	1988	1988	3	20	1,080	
4	0680	POLE SHED	0	0	45	12	540.00	SF	10.00	10.00	100	2019	2018	3	81	4,374	
7	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2026	2025		100	6,000	

BUILDING DIMENSIONS

BAS=[YR=2019] W45 S26 E45 N26$.

LAND DESCRIPTION

TOTAL OB/XF 12,748

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	000100	C	RES	0	0005	OR	0.00	0.00	3.22	AC		1.00	1.00	1.00	28,000.00	28,000.00	90,160							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.22 Total Land Value: 90,160 Market: 0 Agricultural: 0 Common: 90,160 PRINTED 07/09/2026 BY SYS