



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
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	0200	MOBILE HOME
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	1,848	100	2003	1,848	75,720
DCK	144	15	2003	22	902
UOP	200	25	2003	50	2,049
UOP	408	25	2003	102	4,179
UOP	504	25	2003	126	5,163
TOTALS	3,104			2,148	88,012

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0511	GARAGE CB-	0	0	30	20	600.00	SF	40.00		
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00		
3	0681	POLE SHED	0	0	30	12	360.00	SF	15.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	0	0005	OR	0.00	0.00	4.17	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	2,148	160.6800	136.58	293,374	1989	1989	0	0	70.00	30.00
1 M/H 93- 0% - 2026 Heated Area: 1848 HX Base Yr											
UOP 2003, DCK 2003, BAS 2003, UOP 2003											

2744 ROY SIKES RD, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY	Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE			88,012
TOTAL MARKET OB/XF VALUE			16,870
TOTAL LAND VALUE - MARKET			116,760
TOTAL MARKET VALUE			221,642
SOH/AGL Deduction			0
ASSESSED VALUE			221,642
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			221,642
TOTAL JUST VALUE			221,642
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			221,910

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M037305	H/AC	0	08/01/2003

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD
2872/1528	5/22/2026	WD	Q	I	01
					SALE PRICE
					295,000
GRANTOR: REEVES TIMOTHY E					
GRANTEE: HIGGASON MITCHELL					
2628/315	3/27/2023	WD	U	I	11
GRANTOR: REEVES TIMOTHY E					
GRANTEE: REEVES TIMOTHY E					

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2003;ORIG=0,0] W10 W12 W34 W10 S28 E20 E20 E26 N28 \$											
UOP=[YR=2003;ORIG=-22,0] N12 W34 S12 E34 \$											
UOP=[YR=2003;ORIG=-46,28] E20 S10 W20 N10 \$											
DCK=[YR=2003;ORIG=-10,-12] W12 S12 E12 N12 \$											
UOP=[YR=2003;ORIG=0,0] E18 S28 W18 N28 \$											