IN OR 1490/561
EX ESMT OR 679/1144
EX 2-1 & 2-2

HARRIS SHERRI SIKES
2496 SIKES DRIVE
HILLIARD, FL 32046

2026

09-2N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

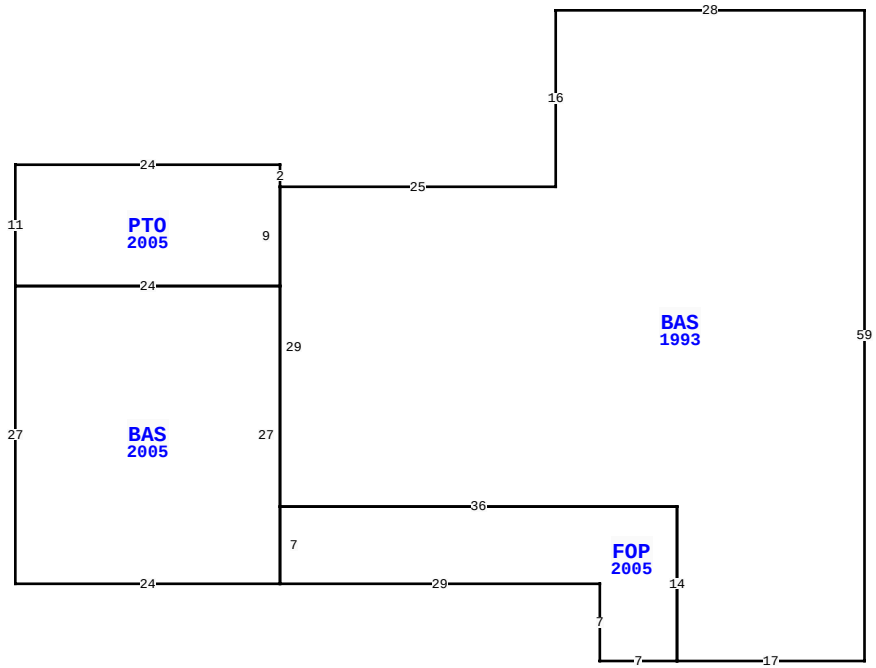
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	5000	IMPROVED AG
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	2,223	100	1993	2,223	219,933
BAS	648	100	2005	648	64,110
FOP	301	30	2005	90	8,904
PTO	264	5	2005	13	1,286
TOTALS	3,436			2,974	294,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,974	104.7489	145.60	433,014	1971	1978	0	0	0	32.05	67.95

1 SNGL FAM 100% - 2011 Heated Area: 2871 HX Base Yr 2011



2496 SIKES DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/25/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		294,233
TOTAL MARKET OB/XF VALUE		9,054
TOTAL LAND VALUE - MARKET		238,000
TOTAL MARKET VALUE		327,787
SOH/AGL Deduction		158,838
ASSESSED VALUE		168,949
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		117,538
TOTAL JUST VALUE		541,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		539,418

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1490/0561	4/04/2007	QC	Q	I	01	100

GRANTOR: SIKES MELROSE

GRANTEE: HARRIS SHERRI SIKES

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S16 W25 PTO=[YR=2005] N2 W24 S11
BAS=[YR=2005] S27 E24 FOP=[YR=2005] E29 S7 E7 N14 W36 S7 $
N27 W24 $ E24 N9 $ S29 E36 S14 E17 N59 $.

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	0940	SHEDS/PORT	0	100	23	13	299.00	SF	30.00	30.00	100	1970	1970	3	20	1,794	
2	0351	CARPORT MT	0	100	30	28	840.00	SF	7.50	7.50	100	1970	1970	3	20	1,260	
4	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1985	1985	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 9,054

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	17,000							
2	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	690.00	690.00	6,900							
3	005901	A	HARDWOOD SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	200.00	200.00	600							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	13.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	221,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 14.00 Total Land Value: 24,500 Market: 221,000 Agricultural: 7,500 Common: 17,000 PRINTED 07/09/2026 BY SYS