

IN OR 1500/212
ESMTS OR 461/372 & OR 693/1089
EX 15-27

MCCONNELL BARBARA
2588 SIKES DR
HILLIARD, FL 32046

2026

10-2N-23-0000-0015-0080



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

Quality	06	Quality Level 06
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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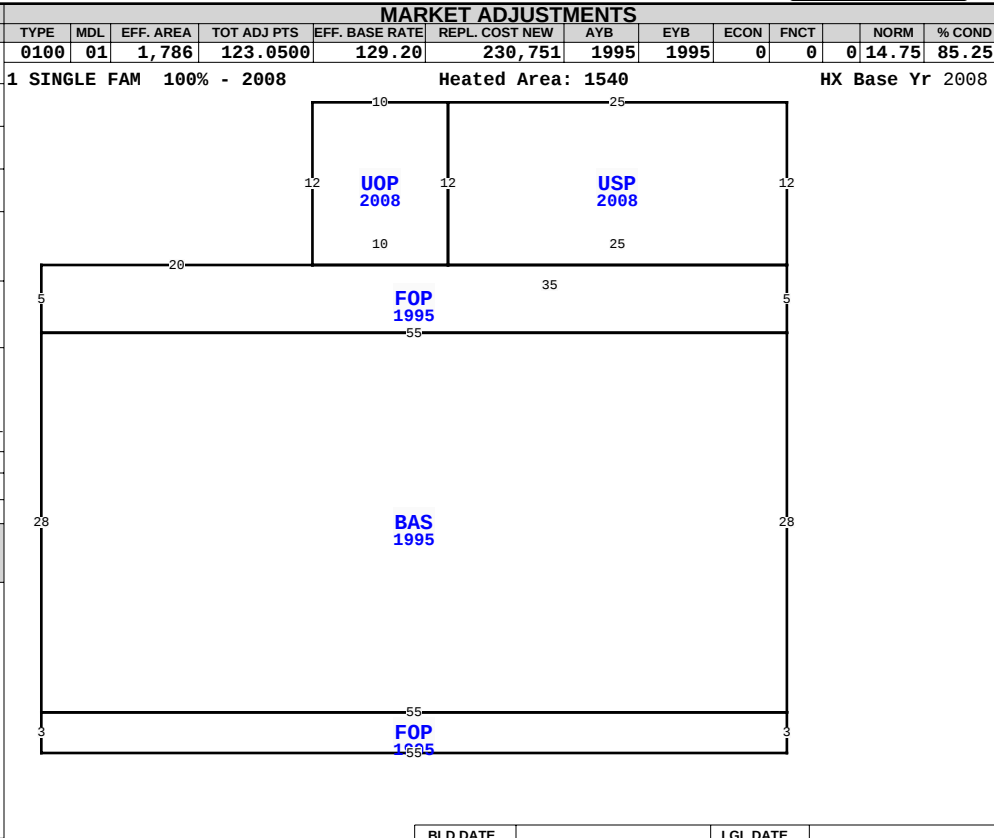
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,540	100	1995	1,540	169,620
FOP	165	30	1995	50	5,507
FOP	275	30	1995	82	9,031
UOP	120	20	2008	24	2,644
USP	300	30	2008	90	9,913
TOTALS	2,400			1,786	196,715

EXTRA FEATURES	
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L N	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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1995	1995	3	74	2,590	
3	0510	GARAGE WD-	0	100	27	14	378.00	SF	28.00	28.00	100	2000	2000	3	26	2,752	
4	0681	POLE SHED	0	100	20	15	300.00	SF	9.15	9.15	100	2004	2004	3	30	824	
5	0525	GAZEBO	0	100	0	0	1.00	UT	5,000.00	5,000.00	100	2007	2007	3	40	2,000	

LAND DESCRIPTION			TOTAL OB/XF 8,166														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0005	OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	152,000

REVIEW DATE	06/03/2024	BY	WWA
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2588 SIKES DR, HILLIARD	BLD DATE	LGL DATE	05/12/2026	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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REVIEW DATE	06/03/2024	BY	WWA
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Total Acres:	8.00	Total Land Value:	152,000	Market:	0	Agricultural:	0	Common:	152,000
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NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		196,715	
TOTAL MARKET OB/XF VALUE		8,166	
TOTAL LAND VALUE - MARKET		152,000	
TOTAL MARKET VALUE		356,881	
SOH/AGL Deduction		188,716	
ASSESSED VALUE		168,165	
TOTAL EXEMPTION VALUE		HX HB SX	101,411
BASE TAXABLE VALUE		66,754	
TOTAL JUST VALUE		356,881	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		361,929	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B24218	ADDITION	525	12/01/2010
B21203	ENCLOSURE/PTO	2,500	03/01/2008
B21137	FOUNDATION	1,800	02/01/2008
B20754	CARPORT	958	11/01/2007
B0310784	NEW CONSTR	203,182	01/02/2003
MH971645	MH MOVE-ON	0	02/01/1997

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1500/0212	5/21/2007	WD	Q	I		280,000			
GRANTOR: KATO ROBERT S & KATHL									
GRANTEE: MCCONNELL BARBARA									
0546/0495	6/27/1988	WD	Q	V		44,000			
GRANTOR: REED MARVIN F									
GRANTEE: KATO ROBERT S									

BUILDING NOTES									
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BUILDING DIMENSIONS									
USP=[YR=2008] W25 UOP=[YR=2008] W10 S12 FOP=[YR=1995] W20 S5 BAS=[YR=1995] S28 FOP=[YR=1995] S3 E55 N3 W55\$ E55 N28 W55\$ E55 N5 W35\$ E10 N12\$ S12 E25 N12\$.									