PT SEC 10-2N-23E IN OR 1942/19
ESMT IN OR 2808/1013

SMITH EDWARD ARTHUR SR
3009 SIKES DR
HILLIARD, FL 32046

2026

10-2N-23-0000-0016-0100

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

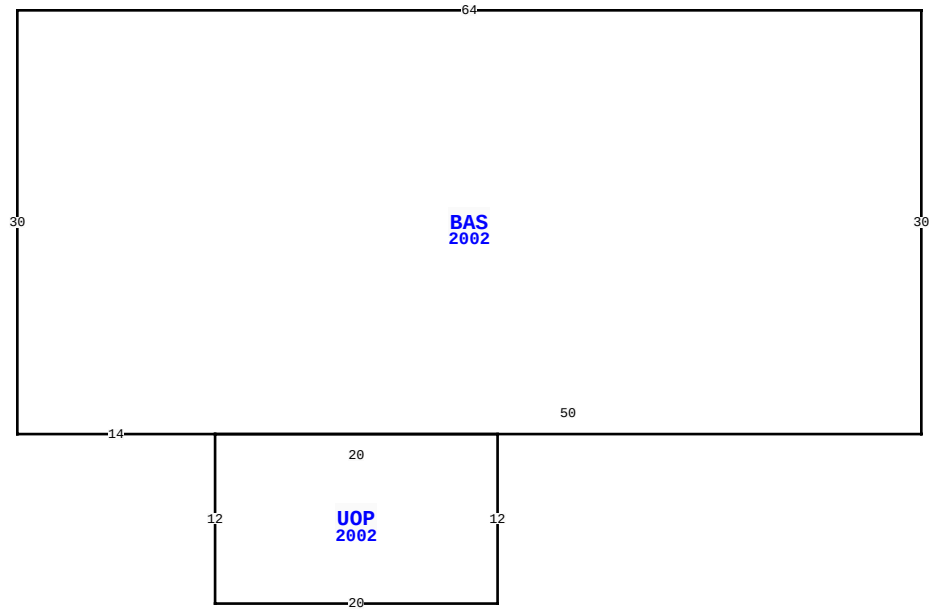
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,920	100	2002	1,920	149,444
UOP	240	25	2002	60	4,670
TOTALS	2,160			1,980	154,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,980	160.1600	144.14	285,397	2001	2006	0	0	0	46.00	54.00

1 M/H 94+ 0% - 0 Heated Area: 1920 HX Base Yr



2619 SIKES DR, HILLIARD

BLD DATE	03/12/2007	JH	LGL DATE	
XF DATE	03/12/2007	JH	LAND DATE	05/12/2026 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	154,114
TOTAL MARKET OB/XF VALUE	13,221
TOTAL LAND VALUE - MARKET	50,000
TOTAL MARKET VALUE	217,335
SOH/AGL Deduction	53,410
ASSESSED VALUE	163,925
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	163,925
TOTAL JUST VALUE	217,335
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	220,817

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013548	MOVE ON	0	06/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1942/0019	1/29/2014	QC	U	I	11	32,500
GRANTOR: BANK OF AMERICA NA						
GRANTEE: SMITH EDWARD ARTHUR						
1815/0705	9/24/2012	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: BANK OF AMERICA NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W64 S30 E14 UOP=[YR=2002] S12 E20 N12 W20 $ E50 N30 $.

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	83	2,905	
2	0351	CARPORT MT	0	0	30	24	720.00	SF	10.00	10.00	100	2002	2002	3	20	1,440	
3	0510	GARAGE WD-	0	0	32	24	768.00	SF	35.00	35.00	100	2002	2002	3	28	7,526	
4	0752	USP	0	0	30	10	300.00	SF	15.00	15.00	100	2004	2004	3	30	1,350	

LAND DESCRIPTION

TOTAL OB/XF 13,221

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		OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	40,000.00	40,000.00	50,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.25 Total Land Value: 50,000 Market: 0 Agricultural: 0 Common: 50,000 PRINTED 07/09/2026 BY SYS