LOTS 17 & 18 RP 839
IN OR 168/700 & OR 483/263
ESMT OR 443/379 & OR 1005/1460

SIKES CARL R JR EST
P O BOX 777
HILLIARD, FL 32046

2026

12-3N-23-2020-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

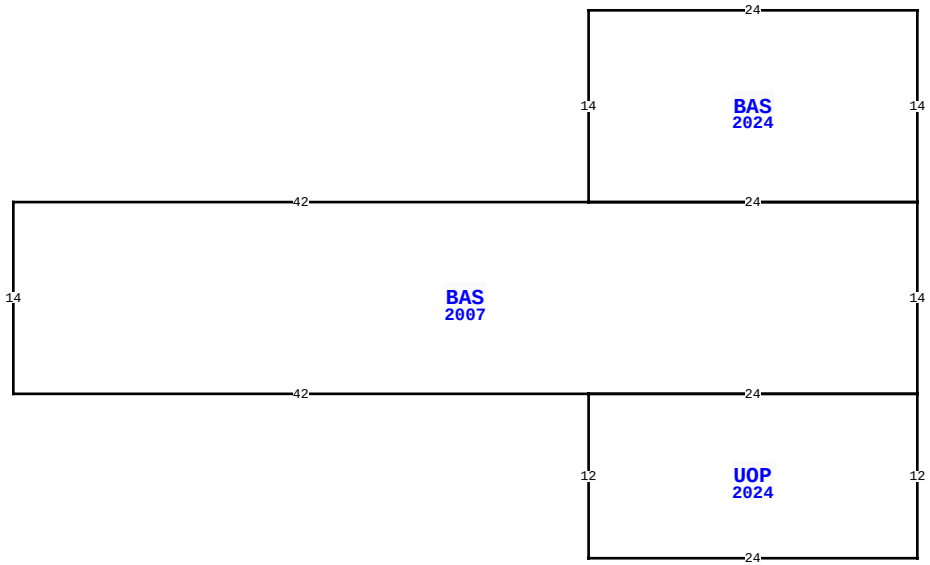
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	02	CONVECTION 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
DOR CODE	6000	PASTURELAND 1
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	924	100	2007	924	21,960
BAS	336	100	2024	336	7,985
UOP	288	25	2024	72	1,711
TOTALS	1,548			1,332	31,656

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,332	93.2000	79.22	105,521	1985	1985	0	0	0	70.00	30.00

1 M/H 93- 0% - 0 Heated Area: 1260 HX Base Yr



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	31,656
TOTAL MARKET OB/XF VALUE	50,626
TOTAL LAND VALUE - MARKET	247,000
TOTAL MARKET VALUE	126,972
SOH/AGL Deduction	0
ASSESSED VALUE	126,972
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	126,972
TOTAL JUST VALUE	329,282
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	405,275

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012708	GARAGE	50	09/21/2021
21012709	ADDITION	7,384	09/21/2021
19013000	ADDITION	71,285	12/27/2019
M0509823	H/AC	0	06/01/2005
P0509546	OTHER	0	06/01/2005
MH972061	MH MOVE-ON	0	12/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

27207 PEE WEE LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	11/04/2024 KBA

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	0201	BARN WD 10	0	0	44	63	2,772.00	SF	10.20	10.20	100	1980	1980	3	20	5,655	
2	0511	GARAGE CB-	0	0	24	24	576.00	SF	30.00	30.00	100	1980	1980	3	29	5,011	
3	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	6,000	
4	0936	SEPTC TANK	0	0	0	0	2.00	UT	6,000.00	6,000.00	100	1980	1980	3	100	12,000	
5	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000	
7	0681	POLE SHED	0	0	40	28	1,120.00	SF	15.00	15.00	100	2024	2023		95	15,960	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007;ORIG=0,0] W24 W42 S14 E42 E24 N14 $
BAS=[YR=2024;ORIG=-24,-14] E24 S14 W24 N14 $
UOP=[YR=2024;ORIG=-24,14] E24 S12 W24 N12 $
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LAND DESCRIPTION

TOTAL OB/XF 50,626

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	0	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	39,000							
2	006005	A	PASTURE - GR	0		OR	0.00	0.00	14.85	AC		1.00	1.00	1.00	370.00	370.00	5,494							
3	005902	A	HARDWOOD SI	0		OR	0.00	0.00	1.15	AC		1.00	1.00	1.00	170.00	170.00	196							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	16.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	208,000							

REVIEW DATE 10/09/2025 BY WWA Total Acres: 19.00 Total Land Value: 44,690 Market: 208,000 Agricultural: 5,690 Common: 39,000 PRINTED 07/09/2026 BY SYS