

S200 FT OF W217.8 FT OF E1/2
OF LOT 18 OR 1092/1395
IN OR 1092/1395

SIKES CLAUDE R & TERESA B
27065 PEE WEE LANE
HILLIARD, FL 32046

2026

12-3N-23-2020-0018-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	3	100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units	0	100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
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	2,460	100	1993	2,460	189,486
FOP	152	30	1993	46	3,544
FOP	180	30	1993	54	4,159
FUS	960	100	1993	960	73,946
UGR	960	45	1993	432	33,275
TOTALS	4,712			3,952	304,410

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
2	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	1.00

MARKET ADJUSTMENTS									
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT
0100	01	3,952	105.9300	111.23	439,581	1980	1980	0	0
1 SINGLE FAM 100% - 2003 Heated Area: 3420 HX Base Yr 2003									
BLD DATE: 05/12/2026 MLU									

TOTAL OB/XF									
2,334									

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			304,410
TOTAL MARKET OB/XF VALUE			2,334
TOTAL LAND VALUE - MARKET			40,000
TOTAL MARKET VALUE			346,744
SOH/AGL Deduction			170,555
ASSESSED VALUE			176,189
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			124,778
TOTAL JUST VALUE			346,744
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			340,693

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22857	XFOB	2,240	09/01/2009

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q / I	V / I	RSN CD
1092/1395	11/06/2002	WD	Q	I	01
GRANTOR: SIKES CARL R JR					SALE PRICE
GRANTEE: SIKES CLAUDE & TERE					225,000

BUILDING NOTES									
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BUILDING DIMENSIONS									
UGR=[YR=1993] W30 BAS=[YR=1993] N2 W36 N2 W6 S2 W28 S36 E34 FOP=[YR=1993] S4 E20 N4 W1 N4 W18 S4 W1 \$ E1 N4 E18 S4 E17 N34 \$ S32 E30 N32 \$ PTR= E15 FOP=[YR=1993] E30 S6 FUS=[YR=1993] S32 W30 N32 E30 \$ W30 N6 \$ W15 \$.									