PT OF LOT 20 IN OR 2088/1029
(EX UTIL ESMT IN OR 1172/1679)
CORNWALL SURVEY OF

SIKES RUSSELL L EST
27298 CUYLER RD
HILLIARD, FL 32046

2026

12-3N-23-2020-0020-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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	03	Quality Level 03

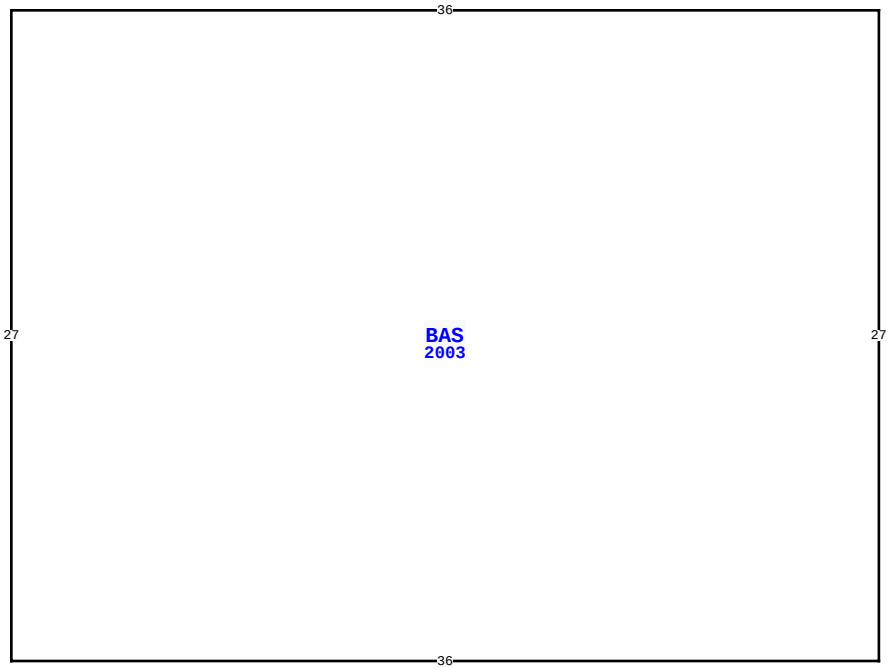
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	972	100	2003	972	49,213
TOTALS	972			972	49,213

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	972	117.2000	105.48	102,527	2003	2003	0	0	0	52.00	48.00

1 M/H 94+ 0% - 0 Heated Area: 972 HX Base Yr



27298 CUYLER DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	49,213
TOTAL MARKET OB/XF VALUE	100
TOTAL LAND VALUE - MARKET	57,600
TOTAL MARKET VALUE	106,913
SOH/AGL Deduction	9,886
ASSESSED VALUE	97,027
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	97,027
TOTAL JUST VALUE	106,913
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,321

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH034248	MH MOVE-ON	0	10/01/2003

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2088/1029	11/28/2016	WD	U	I	11	100
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: SIKES RUSSELL L						
2056/0045	6/13/2016	WD	P	I	98	27,500
GRANTOR: 21ST MORTGAGE CORPORA						
GRANTEE: SIKES RUSSELL L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W36 S27 E36 N27 $.

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	1242	WD DECK A	0	0	10	10	100.00	SF	5.00	5.00	100	2004	2004	3	20	100	

LAND DESCRIPTION

TOTAL OB/XF 100

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	0007	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	40,000.00	40,000.00	57,600							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.44 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 07/09/2026 BY SYS