

SIKES TROY C & LINDA V
18097 INDEPENDENCE LANE
HILLIARD, FL 32046

2026

26-4N-23-0000-0001-0060

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 1 of 1		4
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY														
Exterior Wall		05	AVERAGE 100		0800	02	1,512	117.6000	105.84	160,030	2001	2001	0	0	0	56.00	44.00	VALUATION BY										STANDARD				
Roof Structur		03	GABLE/HIP 100		1 M/H 94+ 100% - 2003													Heated Area: 1512					HX Base Yr 2003									
Roof Cover		05	COMP SHNGL 100		27 -56 BAS 2002 -56 27															BUILDING MARKET VALUE					70,413							
Interior Wall		05	DRYWALL 100																	TOTAL MARKET OB/XF VALUE					256							
Interior Floo		14	CARPET 90																	TOTAL LAND VALUE - MARKET					129,990							
Interior Floo		08	SHT VINYL 10																	TOTAL MARKET VALUE					200,659							
Air Condition		03	CENTRAL 100																	SOH/AGL Deduction					116,035							
Heating Type		04	AIR DUCTED 100																	ASSESSED VALUE					84,624							
Bedrooms			3 100																	TOTAL EXEMPTION VALUE					HX HB 51,411							
Bathrooms			2 100																	BASE TAXABLE VALUE					33,213							
Frame		02	WOOD FRAME 100																	TOTAL JUST VALUE					200,659							
Stories		1.	1. 100																	NCON VALUE					0							
Units			0 100		INCOME VALUE																											
					PREVIOUS YEAR MKT VALUE					190,485																						
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	1,512	100	2002	1,512	70,413																											
																BLD DATE				LGL DATE		05/12/2026		MLU								
																XF DATE				LAND DATE												
																INC DATE				AG DATE												
						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	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128											
						2	1242	WD DECK A	0 100	8	8	64.00	SF	10.00	10.00	100	2001	2001	3	20	128											
LAND DESCRIPTION						TOTAL OB/XF												256														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	100	0007	OR	0.00	0.00	6.19	AC		1.00	1.00	1.00	21,000.00	21,000.00	129,990															
REVIEW DATE		01/06/2023		BY	WWA		Total Acres: 6.19		Total Land Value: 129,990		Market: 0		Agricultural: 0		Common: 129,990		PRINTED 07/09/2026 BY SYS															