

PT OF N1/2 OF NW1/4
OR 1076/393 & PT OR 1299/625
ESMT OR 1107/1771

JENKINS LISA M & ROBERT H/
2739 ROY SIKES ROAD
HILLIARD, FL 32046

2023

10-2N-23-0000-0008-0040



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	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	12	HARDWOOD 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	4	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,746	100	2,746	323,562
FGR	590	55	324	38,177
FOP	248	30	74	8,719
FSP	444	40	178	20,974
FUS	2,100	100	2,100	247,444
TOTALS	6,128		5,422	638,876

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0812	CONCRETE C	0 100	0	0	1,047.00	SF	4.00	4.00
2	1127	BRICK 8"	0 100	16	4	64.00	SF	5.50	5.50
3	0861	POOL GUNIT	0 100	0	0	512.00	SF	85.00	85.00
4	0855	CONC PAVER	0 100	0	0	748.00	SF	7.00	7.00
5	0940	SHEDS/PORT	0 100	12	10	120.00	SF	30.00	30.00
6	0476	VF 6 SBPL	0 100	0	0	36.00	LF	32.00	32.00
7	0681	POLE SHED	0 100	34	24	816.00	SF	15.00	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.86

REVIEW DATE 05/01/2020 BY TWA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	5,422	114.7125	136.22	738,585	2004	2004	0	0	0 13.50	86.50
1 SNGL FAM - 100% - 2005 Heated Area: 4846 HX Base Yr 2005											

2739 ROY SIKES RD, HILLIARD

BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE
				06/16/2023	MLU

TOTAL OB/XF											
40,828											

Total Acres: 4.86 Total Land Value: 121,500 Market: 0 Agricultural: 0 Common: 121,500

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		638,876	
TOTAL MARKET OB/XF VALUE		40,828	
TOTAL LAND VALUE - MARKET		121,500	
TOTAL MARKET VALUE		801,204	
SOH/AGL Deduction		467,035	
ASSESSED VALUE		334,169	
TOTAL EXEMPTION VALUE		55,000	
BASE TAXABLE VALUE		279,169	
TOTAL JUST VALUE		801,204	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		611,209	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B15079	SWIM POOL	30,422	02/01/2005
B0310697	NEW CONSTR	201,062	01/02/2003

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1299/0625	3/03/2005	QC U	I	07		100	
GRANTOR: DYAL CHRISTINE & JAME							
GRANTEE: JENKINS LISA M & RO							
1279/0344	12/08/2004	QC U	I	06		100	
GRANTOR: DYAL CHRISTINE & JAME							
GRANTEE: JENKINS LISA M & RO							

BUILDING NOTES							
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BUILDING DIMENSIONS							
BAS=[YR=2004] W25 FSP=[YR=2004] W41 S11 E32 N1 E7 S1 E2 N11\$ S11 W2 N1 W7 S1 W32 N11 W9 S52 E19 FOP=[YR=2004] S4 E32 N4 FGR=[YR=2004] E24 N26 W13 S5 W12 S21 E1\$ W1 N4 W30 S4 W1\$ E1 N4 E30 N17 E12 N5 E13 N26\$ PTR= E15 FUS=[YR=2004] E75 S28 W75 N28 \$ W15 \$.							

TOTAL OB/XF											
40,828											

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