

PT OF N1/2 OF NW1/4
PARCELS 8-3 & 8-1
2005 FTWD DW/MH

DYAL STEVE L & LEBECCA C/
2909 ROY SIKES ROAD
HILLIARD, FL 32046

2024

10-2N-23-0000-0008-0030



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 1													
Exterior Wall	30	VINYL 100	0800	02	2,160	129.3600	97.02	209,563	2005	2005	0	0	0	44.00	56.00	VALUATION SUMMARY													
Roof Structure	03	GABLE/HIP 100	1 M/H 94+ - 100% - 2006										Heated Area: 2160					HX Base Yr 2006					STANDARD						
Roof Cover	03	COMP SHNGL 100	307230 BAS 2005															Tax Group: 6					Tax Dist:						
Interior Wall	05	DRYWALL 100																BUILDING MARKET VALUE					117,355						
Interior Floor	14	CARPET 90																TOTAL MARKET OB/XF VALUE					10,266						
Interior Floor	08	SHT VINYL 10																TOTAL LAND VALUE - MARKET					274,800						
Air Condition	03	CENTRAL 100																TOTAL MARKET VALUE					186,450						
Heating Type	04	AIR DUCTED 100																SOH/AGL Deduction					72,853						
Bedrooms		3 100																ASSESSED VALUE					113,597						
Bathrooms		2 100																TOTAL EXEMPTION VALUE					HX HB 50,000						
Frame	02	WOOD FRAME 100																BASE TAXABLE VALUE					63,597						
Stories	1.	1. 100																TOTAL JUST VALUE					402,421						
Units		0 100																NCON VALUE					0						
Quality		04	Quality Level 04													INCOME VALUE													
DOR CODE		5000	IMPROVED AG													PREVIOUS YEAR MKT VALUE 399,316													
MAP NUM			MKT AREA		09																								
NEIGHBORHOOD/LOC			9001.00																										
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																									
BAS	2,160	100	2,160	117,355																									
TOTALS					2,160		2,160	117,355	BLD DATE							LGL DATE		05/19/2023 MLU											
EXTRA FEATURES					2909 ROY SIKES RD, HILLIARD										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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	2005	2005	3	89	3,115														
2	0350	CARPORT WD	0 100	45	22	990.00	SF	9.75	9.75	100	2008	2008	3	35	3,378														
3	0752	USP	0 100	43	15	645.00	SF	11.25	11.25	100	2008	2008	3	52	3,773														