

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

2024

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	337,640
FGR	590	55	324	39,838
FOP	248	30	74	9,099
FSP	444	40	178	21,886
FUS	2,100	100	2,100	258,210

TOTALS	6,128		5,422	666,673
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
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	UNIT TYPE	NOTES
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	4.86	AC	

REVIEW DATE	05/01/2020	BY	TWA
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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	143.39	777,461	2004	2004		0	0	14.25	85.75	
1 SNGL FAM - 100% - 2005 Heated Area: 4846 HX Base Yr 2005													

2739 ROY SIKES RD, HILLIARD	BLD DATE	LGL DATE	06/16/2023	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	0812	CONCRETE C	0	100	0	0	1,047.00	SF	4.00	4.00	100	2004	2004	3	84	3,518	
2	1127	BRICK 8"	0	100	16	4	64.00	SF	5.50	5.50	100	2004	2004	3	96	338	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2005	2005	3	40	17,408	
4	0855	CONC PAVER	0	100	0	0	748.00	SF	7.00	7.00	100	2005	2005	3	86	4,503	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	24	864	
6	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2006	2006	3	69	795	
7	0681	POLE SHED	0	100	34	24	816.00	SF	15.00	15.00	100	2019	2019	3	90	11,016	

TOTAL OB/XF													
38,442													

Total Acres: 4.86	Total Land Value: 121,500	Market: 0	Agricultural: 0	Common: 121,500
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NASSAU COUNTY PROPERTY									
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6									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 6					Tax Dist:				
BUILDING MARKET VALUE					666,673				
TOTAL MARKET OB/XF VALUE					38,442				
TOTAL LAND VALUE - MARKET					121,500				
TOTAL MARKET VALUE					826,615				
SOH/AGL Deduction					482,421				
ASSESSED VALUE					344,194				
TOTAL EXEMPTION VALUE					HX HB VX 55,000				
BASE TAXABLE VALUE					289,194				
TOTAL JUST VALUE					826,615				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					801,204				

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 \$.									