W1/2 OF NE1/4 OF NE1/4 &
W1/2 OF N1/2 OF W1/2 OF NE1/4
OF NE1/4 & S1/2 OF W1/2 OF

CARTER ALLEN L
2347 ROY SIKES ROAD
HILLIARD, FL 32046

2025

09-2N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

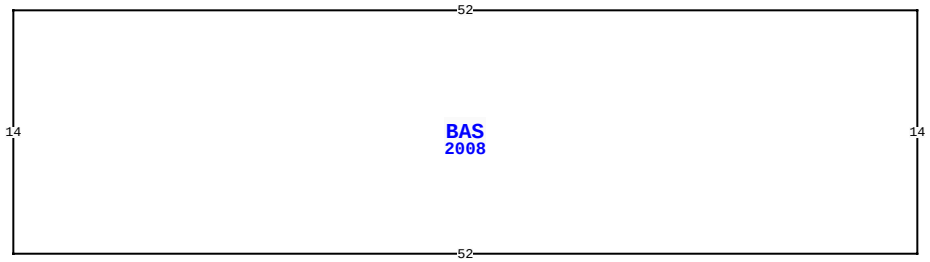
DOR CODE 5000 IMPROVED AG
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	728	100	2008	728	17,673
TOTALS	728			728	17,673

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	728	95.2000	80.92	58,910	1994	1994	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 2024 Heated Area: 728 HX Base Yr



VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	17,673
TOTAL MARKET OB/XF VALUE	248
TOTAL LAND VALUE - MARKET	320,500
TOTAL MARKET VALUE	70,216
SOH/AGL Deduction	12,460
ASSESSED VALUE	57,756
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	57,756
TOTAL JUST VALUE	338,421
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	311,874

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P13120	OTHER	0	03/01/2008
C5053	CO ISSUED	0	02/01/2008
MH5053	MH MOVE-ON	0	02/01/2008
M13650	MECH OTHER	0	02/01/2008
B20884	DEMOLITION	2,000	12/01/2007
E20328	TEMP POLE	0	12/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2028/0278	2/11/2016	QC	U	I	11	100
GRANTOR: CARTER ROBERT L						
GRANTEE: CARTER ROBERT L & A						
1462/0252	11/29/2006	QC	Q	I	01	100
GRANTOR: CARTER BETTY SIKES						
GRANTEE: CARTER ROBERT L & B						

2347 ROY SIKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	10/25/2024 KBA

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	8	80.00	SF	10.00	10.00	100	2008	2008	3	31	248	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W52 S14 E52 N14$.

LAND DESCRIPTION

TOTAL OB/XF 248

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	005000	C	AGRICULTURAL	0	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	525.00	525.00	4,725							
3	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	525.00	525.00	1,050							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	8.00	AC		1.00	1.00	1.00	190.00	190.00	1,520							
5	009910	M	MARKET VALUE	0		OR	0.00	0.00	19.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	275,500							

REVIEW DATE 04/13/2020 BY TWA Total Acres: 20.00 Total Land Value: 52,295 Market: 275,500 Agricultural: 7,295 Common: 45,000 PRINTED 07/30/2025 BY SYS