

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

2025

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

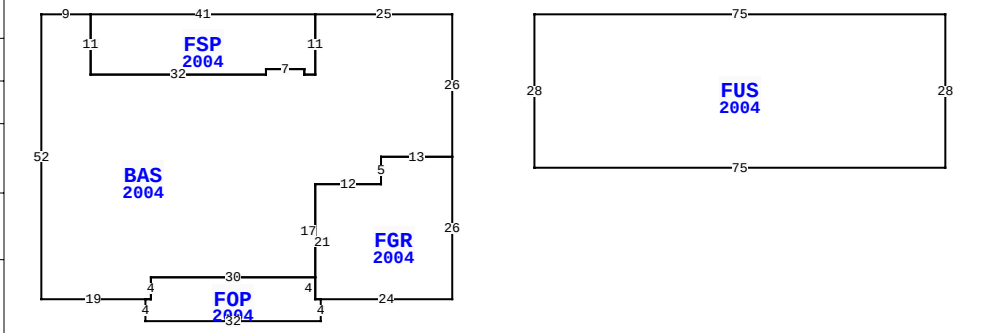
Quality	04	Quality Level 04
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,746	100	2004	2,746	353,429
FGR	590	55	2004	324	41,701
FOP	248	30	2004	74	9,524
FSP	444	40	2004	178	22,910
FUS	2,100	100	2004	2,100	270,285
TOTALS	6,128			5,422	697,849

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	83	3,476	
2	1127	BRICK 8"	0	100	16	4	64.00	SF	5.50	5.50	100	2004	2004	3	95	334	
3	0861	POOL GUNIT	0	100	0	0	512.00	SF	85.00	85.00	100	2005	2005	3	36	15,667	
4	0855	CONC PAVER	0	100	0	0	748.00	SF	7.00	7.00	100	2005	2005	3	84	4,398	
5	0940	SHEDS/PORT	0	100	12	10	120.00	SF	30.00	30.00	100	2005	2005	3	22	792	
6	0476	VF 6 SBPL	0	100	0	0	36.00	LF	32.00	32.00	100	2006	2006	3	66	760	
7	0681	POLE SHED	0	100	34	24	816.00	SF	15.00	15.00	100	2019	2019	3	87	10,649	

LAND DESCRIPTION			TOTAL OB/XF 36,076														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE
1	000100	C	RES	100	0005	OR	0.00	0.00	4.86	AC		1.00	1.00	1.00	30,000.00	30,000.00	145,800

MARKET ADJUSTMENTS												Heated Area: 4846		HX Base Yr 2005	
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	151.42	820,999	2004	2004		0	0	0 15.00	85.00			
1 SNGL FAM - 100% - 2005															



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025
INC DATE		AG DATE	MLU
2739 ROY SIKES RD, HILLIARD			

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		697,849	
TOTAL MARKET OB/XF VALUE		36,076	
TOTAL LAND VALUE - MARKET		145,800	
TOTAL MARKET VALUE		879,725	
SOH/AGL Deduction		525,549	
ASSESSED VALUE		354,176	
TOTAL EXEMPTION VALUE		HX HB VX	55,722
BASE TAXABLE VALUE		298,454	
TOTAL JUST VALUE		879,725	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		826,615	

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	Q	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 \$.									