PT OF FRAC SEC 4-2N-23E
IN OR 2741/657
(EX OR 396/144 & OR 2409/1670)

SIKES ROY ADDISON JR
2140 ADDISON LN
HILLIARD, FL 32046

2026

04-2N-23-0000-0002-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 60
Exterior Wall	26	AL SIDING 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

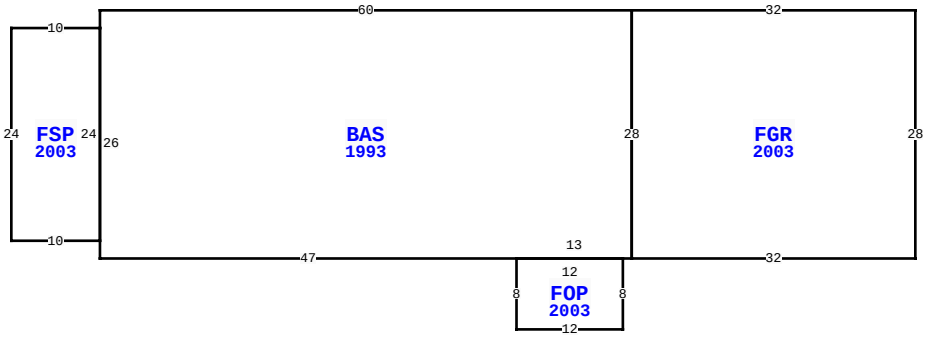
DOR CODE	5501	TIMBER 2-2 SI 80-89	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,680	100	1993	1,680	82,559
FGR	896	55	2003	493	24,227
FOP	96	30	2003	29	1,425
FSP	240	40	2003	96	4,718
TOTALS	2,912			2,298	112,929

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,298	93.8840	98.58	226,537	1942	1942	0	10	0	40.15	49.85

1 SINGLE FAM 0% - 2025 Heated Area: 1680 HX Base Yr



2101 ADDISON LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	03/31/2025 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	112,929
TOTAL MARKET OB/XF VALUE	2,016
TOTAL LAND VALUE - MARKET	815,760
TOTAL MARKET VALUE	172,377
SOH/AGL Deduction	0
ASSESSED VALUE	172,377
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	172,377
TOTAL JUST VALUE	930,705
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	577,195

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2741/657	9/30/2024	WD	U	I	11	100
GRANTOR: LAWSON ANNETTE						
GRANTEE: SIKES ROY ADDISON J						
1850/1218	4/12/2013	QC	U	I	11	100
GRANTOR: SIKES BERTA LOU						
GRANTEE: SIKES ROY JR & ANNE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=2003] W32 BAS=[YR=1993] W60S2 FSP=[YR=2003] W10 S24 E10 N24$ S26 E47 FOP=[YR=2003] S8 E12 N8 W12$ E13 N28$ S28 E32 N28$.

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	0200	BARN WD 0-	0	0	56	18	1,008.00	SF	10.00	10.00	100	1950	1950	3	20	2,016	

LAND DESCRIPTION

TOTAL OB/XF 2,016

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	0005	OR			1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
2	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	11,000.00	11,000.00	11,000							
3	006005	A	PASTURE - GR	0		OR	0.00	0.00	10.00	AC		1.00	1.00	1.00	370.00	370.00	3,700							
4	005501	A	TIMBER 2 P S	0		OR	0.00	0.00	60.16	AC		1.00	1.00	1.00	515.00	515.00	30,982							
5	005100	A	CROPLAND1	0		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	375.00	375.00	750							
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	72.16	AC		1.00	1.00	1.00	11,000.00	11,000.00	793,760							

REVIEW DATE 01/01/2023 BY CD Total Acres: 74.16 Total Land Value: 57,432 Market: 793,760 Agricultural: 35,432 Common: 22,000 PRINTED 07/09/2026 BY SYS