



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										6
ELEMENT		CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY										
																					VALUATION BY		STANDARD							
																					Tax Group: 6		Tax Dist:							
																					BUILDING MARKET VALUE		0							
																					TOTAL MARKET OB/XF VALUE		20,038							
																					TOTAL LAND VALUE - MARKET		262,500							
																					TOTAL MARKET VALUE		60,738							
																					SOH/AGL Deduction		0							
																					ASSESSED VALUE		60,738							
																					TOTAL EXEMPTION VALUE		0							
																					BASE TAXABLE VALUE		60,738							
																					TOTAL JUST VALUE		282,538							
																					NCON VALUE		0							
																					INCOME VALUE									
																					PREVIOUS YEAR MKT VALUE		354,040							
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																									
TOTALS																														
EXTRA FEATURES						ROY SIKES RD, HILLIARD																								
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	0510	GARAGE WD-	0	0	24	24	576.00	SF	35.00	35.00	100	2003	2003	3	29	5,846														
2	0681	POLE SHED	0	0	24	11	264.00	SF	15.00	15.00	100	2003	2003	3	29	1,148														
3	0681	POLE SHED	0	0	24	10	240.00	SF	15.00	15.00	100	2003	2003	3	29	1,044														
5	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000														
6	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1990	1990	3	100	6,000														
LAND DESCRIPTION						TOTAL OB/XF														20,038										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000													
2	005000	C	AGRICULTURAL	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	13,000.00	13,000.00	13,000													
3	009530	C	POND	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	2,500.00	2,500.00	2,500													
4	005400	A	TIMBER 1 N S	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	690.00	690.00	3,450													
5	005401	A	TIMBER 1 P	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	750.00	750.00	8,250													
6	005010	A	SERVICE ACRE	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500													
REVIEW DATE		01/01/2023		BY	CD	Total Acres: 20.00		Total Land Value: 40,700				Market: 234,000				Agricultural: 12,200				Common: 28,500				PRINTED 07/09/2026 BY SYS						

SIKES ROY JR
2140 ADDISON LN
HILLIARD, FL 32046

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

[illegible]