

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

2026

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	368,889
FGR	590	55	2004	324	43,525
FOP	248	30	2004	74	9,941
FSP	444	40	2004	178	23,912
FUS	2,100	100	2004	2,100	282,107
TOTALS	6,128			5,422	728,373

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0005	OR	0.00	0.00	4.86

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	159.45	864,538	2004	2004	0	0	0	15.75	84.25	
1 SNGL FAM 100% - 2005 Heated Area: 4846 HX Base Yr 2005													
2739 ROY SIKES RD, HILLIARD													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/12/2026 MLU													

TOTAL OB/XF 42,500													
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
1	000100	C	RES	100	0005	OR	0.00	0.00	4.86	AC		1.00	1.00

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 2 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		749,035	
TOTAL MARKET OB/XF VALUE		42,500	
TOTAL LAND VALUE - MARKET		136,080	
TOTAL MARKET VALUE		927,615	
SOH/AGL Deduction		547,820	
ASSESSED VALUE		379,795	
TOTAL EXEMPTION VALUE		56,411	
BASE TAXABLE VALUE		323,384	
TOTAL JUST VALUE		927,615	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		879,725	

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 \$.

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BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY										PAGE 2 of 2										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										
Exterior Wall		25		MOD METAL 100		6500		01		898		62.1000		24.22		21,750		2020		2020		0		0		5.00		95.00		VALUATION BY					STANDARD					
Roof Structure		10		STEEL FRME 100		2		GARAGE RES		100%		- 2026				Heated Area: 816						HX		Base Yr		2005		Tax Group: 6					Tax Dist:							
Roof Cover		12		MODULAR MT 100																										BUILDING MARKET VALUE					749,035					
Interior Wall		07		NONE 100																										TOTAL MARKET OB/XF VALUE					42,500					
Interior Floor		03		CONC FINSH 100																										TOTAL LAND VALUE - MARKET					136,080					
Air Condition		01		NONE 100																										TOTAL MARKET VALUE					927,615					
Heating Type		01		NONE 100																										SOH/AGL Deduction					547,820					
Bedrooms				0 100																										ASSESSED VALUE					379,795					
Bathrooms				0 100																										TOTAL EXEMPTION VALUE					HX HB VX 56,411					
Frame		05		STEEL 100																										BASE TAXABLE VALUE					323,384					
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