PT N1/2 OF NW1/4 SEC 10-2N-23E
IN OR 2590/1995
ESMT IN OR 2764/386

YOUMANS CARL S & SUZANNE R/
2505 ROY SIKES RD
HILLIARD, FL 32046

2026

10-2N-23-0000-0008-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	04	Quality Level 04

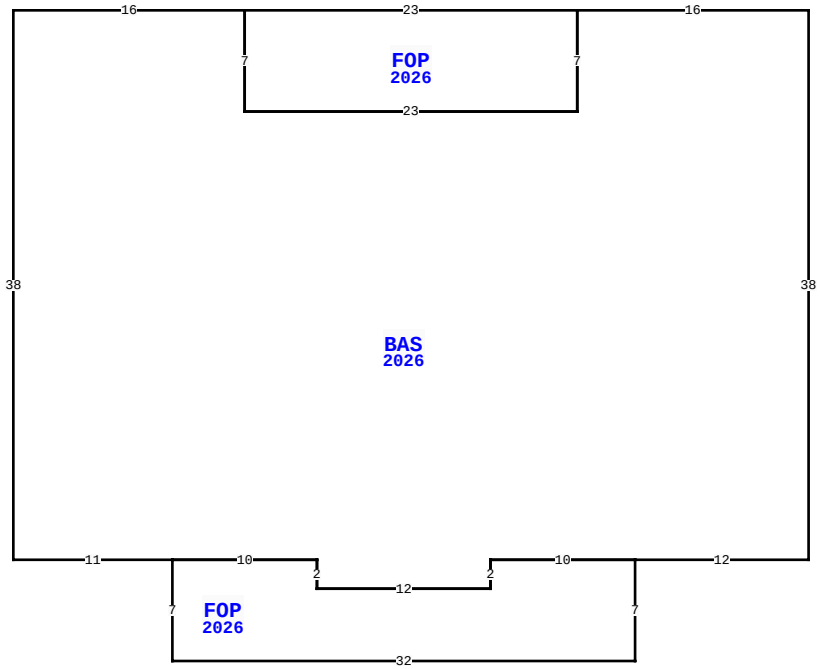
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,953	100	2026	1,953	307,265
FOP	161	30	2026	48	7,552
FOP	200	30	2026	60	9,440
TOTALS	2,314			2,061	324,257

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,061	113.1900	157.33	324,257	2025	2025	0	0	0	0.00	100.00

1 SNGL FAM 0% - 2026 Heated Area: 1953 HX Base Yr



2505 ROY SIKES RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	342,281
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	123,270
TOTAL MARKET VALUE	465,551
SOH/AGL Deduction	0
ASSESSED VALUE	465,551
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	465,551
TOTAL JUST VALUE	465,551
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,465

PERMIT NUM	DESCRIPTION	AMT	ISSUED
250003641			12/02/2025
B250006943	NEW RES AC	47,664	06/25/2025
B250003621	REPLACEMENT SFR	341,905	04/08/2025
B21610	DEMOLITION	2,190	07/01/2008
E15751	ELEC OTHER	0	09/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2590/1995	9/14/2022	WD	Q	V	01	162,000
GRANTOR: MCCLINTOCK SHANE M						
GRANTEE: YOUMANS CARL STANLE						
2584/0890	8/15/2022	WD	U	V	11	100
GRANTOR: SILCOX PAMELA DENISE						
GRANTEE: MCCLINTOCK SHANE M						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2026;ORIG=-9,38] E10 S2 E12 N2 E10 S7 W32 N7 $
FOP=[YR=2026;ORIG=-4,0] E23 S7 W23 N7 $
BAS=[YR=2026;ORIG=-20,0] E16 S7 E23 N7 E16 S38 W12 W10 S2 W12 N2 W10 W11 N38 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0005	OR	0.00	0.00	5.87	AC		1.00	1.00	1.00	21,000.00	21,000.00	123,270							

REVIEW DATE 10/28/2025 BY WW Total Acres: 5.87 Total Land Value: 123,270 Market: 0 Agricultural: 0 Common: 123,270 PRINTED 07/09/2026 BY SYS

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2026

10-2N-23-0000-0008-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

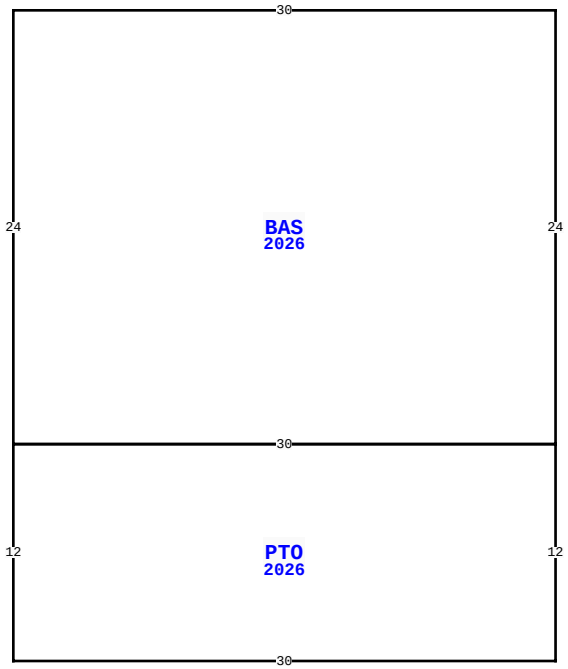
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06
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	720	100	2026	720	17,584
PTO	360	5	2026	18	440
TOTALS	1,080			738	18,024

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	738	63.2500	24.67	18,206	2025	2025	0	0	0	1.00	99.00

2 GARAGE RES 0% - 2026 Heated Area: 720 HX Base Yr



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GRANTEE: MCCLINTOCK SHANE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=50,10] E30 S24 W30 N24 $
PTO=[YR=2026;ORIG=50,34] E30 S12 W30 N12 $
.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 10/28/2025 BY WW Total Acres: 5.87 Total Land Value: 123,270 Market: 0 Agricultural: 0 Common: 123,270 PRINTED 07/09/2026 BY SYS