

IN OR 2264/1649
(EX OR 691/1512, OR 757/1462,
OR 879/723, OR 968/787,

RYALS LINDA B
2475 STATE ROAD 2
HILLIARD, FL 32046

2023

04-1N-23-0000-0005-0090



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1,536	132,852
FGR	475	55	261	22,574
FOP	144	30	43	3,719
FSP	230	40	92	7,958
FST	512	55	282	24,391

TOTALS	2,897		2,214	191,493
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	NOTES
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	
3	0680	POLE SHED	0	100	30	15	450.00	SF	10.00	
7	0681	POLE SHED	0	100	14	11	154.00	SF	11.25	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000110	C	SFR RURAL	100	0004		0.00	0.00	4.59	AC
2	009630	C	SWAMP	0			0.00	0.00	2.00	AC

REVIEW DATE	08/07/2018	BY	TWX
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MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	2,214	136.9060	123.56	273,562	1972	1982	0	0	0	30.00	70.00
1 SINGLE FAM - 100% - 2022 Heated Area: 1536 HX Base Yr 2022												

2475 SR 2, HILLIARD	BLD DATE	LGL DATE	06/16/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	32	1,120	
3	0680	POLE SHED	0	100	30	15	450.00	SF	10.00	10.00	100	1984	1984	3	20	900	
7	0681	POLE SHED	0	100	14	11	154.00	SF	11.25	11.25	100	2001	2001	3	30	520	

TOTAL OB/XF											2,540						
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	000110	C	SFR RURAL	100	0004		0.00	0.00	4.59	AC		1.00	1.00	1.00	25,000.00	25,000.00	114,750
2	009630	C	SWAMP	0			0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000

Total Acres: 6.59	Total Land Value: 115,750	Market: 0	Agricultural: 0	Common: 115,750
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NASSAU COUNTY PROPERTY				PAGE 1 of 1	6
VALUATION SUMMARY				STANDARD	
VALUATION BY		Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE				191,493	
TOTAL MARKET OB/XF VALUE				2,540	
TOTAL LAND VALUE - MARKET				115,750	
TOTAL MARKET VALUE				309,783	
SOH/AGL Deduction				55,275	
ASSESSED VALUE				254,508	
TOTAL EXEMPTION VALUE		HX HB		50,000	
BASE TAXABLE VALUE				204,508	
TOTAL JUST VALUE				309,783	
NCON VALUE				0	
INCOME VALUE					
PREVIOUS YEAR MKT VALUE				247,068	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2264/1649	3/26/2019	QC	U	I	11	100	
GRANTOR: WATKINS JOHN W JR							
GRANTEE: RYALS LINDA B							
2190/1987	8/10/2013	LE	U	I	11	100	
GRANTOR: TANNER IRIS BRADDOCK							
GRANTEE: TANNER IRIS BRADDOCK							

BUILDING NOTES							

BUILDING DIMENSIONS							
FST=[YR=1993] W24 BAS=[YR=1993] W40 FSP=[YR=1993] W23 S10 E23 N10\$ S10 W23 S25 E22 FOP=[YR=1993] S4 E18 N8 W18 S4\$ N4 E30 FGR=[YR=1993] E19 N25 W19 S25\$ N25 E11 N6\$ S6 E8 S23 E16 N29\$.							