

LOT 3 (EX S-1) &
PT OF LOT 2 (S-1)
OR 1217 PG 1071

RUSSELL KENNETH M & SOLDIS K
2813 RAYNA LANE
HILLIARD, FL 32046

2023

31-4N-24-1375-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units	0	100
Occupancy	00	NONE 100

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Quality 03 Quality Level 03

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	988	100	988	86,709
DCK	374	10	37	3,247
FOP	60	30	18	1,580
FUS	374	100	374	32,824

TOTALS 1,796 1,417 124,359

EXTRA FEATURES

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	2.00	UT	3,500.00	100	1991	1991	3	72	5,040	
2	0811	CONCRETE B	0	100	0	0	733.00	SF	5.20	100	1991	1991	3	64	2,439	
3	0940	SHEDS/PORT	0	100	8	8	64.00	SF	30.00	100	1991	1991	3	20	384	
4	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	100	1992	1992	3	20	5,376	
5	0810	CONCRETE A	0	100	0	0	249.00	SF	6.50	100	1995	1995	3	72	1,165	
6	0802	ASPHALT B	0	100	45	12	540.00	SF	2.40	100	2005	2005	3	58	752	

LAND DESCRIPTION

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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	000100	C	SFR	100	0004	OR	0.00	0.00	1.12	AC		1.00	1.00	1.00	30,000.00	30,000.00	33,600							
2	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	0.19	AC		1.00	1.00	1.00	30,000.00	30,000.00	5,700							

REVIEW DATE 10/16/2017 BY TWX

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,417	114.4000	103.25	146,305	1991	1991	0	0	0	15.00	85.00

1 SINGLE FAM - 100% - 2008

2813 RAYNA LN, HILLIARD

BLD DATE
XF DATE
INC DATE

LGL DATE
LAND DATE
AG DATE

06/13/2023 MLU

NASSAU COUNTY PROPERTY				PAGE 1 of 1	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		124,359			
TOTAL MARKET OB/XF VALUE		15,156			
TOTAL LAND VALUE - MARKET		39,300			
TOTAL MARKET VALUE		178,815			
SOH/AGL Deduction		80,800			
ASSESSED VALUE		98,015			
TOTAL EXEMPTION VALUE		50,000		HX HB	
BASE TAXABLE VALUE		48,015			
TOTAL JUST VALUE		178,815			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		154,912			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B25506	REPAIR/RRF	9,987	01/01/2012

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1217/1071	3/24/2004	WD U	I	I	07	100
GRANTOR: FRANKLIN LAMONTA						
GRANTEE: RUSSELL KENNETH & S						
1212/1301	3/03/2004	WD U	I	I	07	100
GRANTOR: NELSON RAYNA R						
GRANTEE: LEE RAYNA R						

BUILDING NOTES	
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BUILDING DIMENSIONS	
BAS=[YR=1993] W12 DCK=[YR=1993] N10 W29 S22 E7 N12 E22\$ W22 S12 W7 S20 E13 FOP=[YR=1993] E8 N6 W4 N3 W4 S9\$ N9 E4 S3 E4 N3 E20 N23\$ PTR= E15 FUS=[YR=1993] E34 S11 W34 N11\$ W15\$.	