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

2024

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

BUILDING CHARACTERISTICS

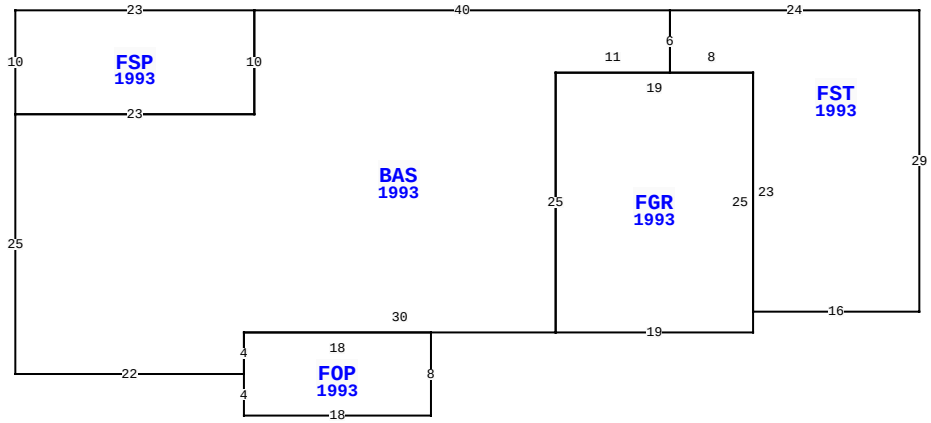
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
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	138,842
FGR	475	55	261	23,592
FOP	144	30	43	3,887
FSP	230	40	92	8,316
FST	512	55	282	25,491
TOTALS	2,897		2,214	200,127

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	130.06	287,953	1972	1982	0	0	0	30.50	69.50

1 SINGLE FAM – 100% - 2022 Heated Area: 1536 HX Base Yr 2022



2475 SR 2, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		200,127
TOTAL MARKET OB/XF VALUE		1,106
TOTAL LAND VALUE - MARKET		115,750
TOTAL MARKET VALUE		316,983
SOH/AGL Deduction		56,007
ASSESSED VALUE		260,976
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		210,976
TOTAL JUST VALUE		316,983
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		309,783

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 BRADDOC						

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$.

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
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	31.6	1,106	

LAND DESCRIPTION

TOTAL OB/XF 1,106

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	000110	C	SFR RURAL	100	0004	OR	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	100		OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	500.00	500.00	1,000							

REVIEW DATE 05/20/2024 BY WWA Total Acres: 6.59 Total Land Value: 115,750 Market: 0 Agricultural: 0 Common: 115,750 PRINTED 08/06/2024 BY SYS