

LOT 2 (EX S-1)
PT OR 1217/1105
MONICA ESTATES PB 5/317

LEE RAYNA R
2806 RAYNA LANE
HILLIARD, FL 32046

2024

31-4N-24-1375-0002-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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.	1. 100
Units	0	100
Occupancy	00	NONE 100

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	1,381	100	1,381	110,873
BAS	420	100	420	33,719
FOP	35	30	10	803
TOTALS	1,836		1,811	145,396

EXTRA FEATURES		
L N	OB/XF CODE	DESCRIPTION

1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	72	2,520	
2	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	1992	1992	3	64	2,290	

LAND DESCRIPTION		
L N	USE CODE	CLS
1	000115	C

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,811	108.7000	103.26	187,004	1992	1992	0	0	22.25	77.75	
1 SINGLE FAM - 100% - 1997												
Heated Area: 1801												
HX Base Yr 1997												
2806 RAYNA LN, HILLIARD												
BLD DATE: 06/13/2023 MLU												
XF DATE: 06/13/2023 MLU												
INC DATE: 06/13/2023 MLU												

TOTAL OB/XF												
4,810												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			145,396
TOTAL MARKET OB/XF VALUE			4,810
TOTAL LAND VALUE - MARKET			37,500
TOTAL MARKET VALUE			187,706
SOH/AGL Deduction			85,053
ASSESSED VALUE			102,653
TOTAL EXEMPTION VALUE			50,000
BASE TAXABLE VALUE			52,653
TOTAL JUST VALUE			187,706
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			181,505

PERMIT NUM	DESCRIPTION	AMT	ISSUED
7697	NEW CONSTR	60,310	11/25/1991

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1217/1105	3/24/2004	WD U	I	I	07	100	
GRANTOR: NELSON RAYNA R							
GRANTEE: LEE RAYNA R							
1217/1104	3/24/2004	WD U	I	I	07	100	
GRANTOR: NELSON RAYNA R & LAMA							
GRANTEE: NELSON RAYNA R							

BUILDING NOTES		

BUILDING DIMENSIONS		
BAS=[YR=1993] W48 S5 E2 S5 W2 S14 W7 S8 BAS=[YR=2003] S20 E21 N20 W21\$ E21 N9 E6 FOP=[YR=1993] S5 E5 N7 W5 S2\$ N2 E5 S7 E23 N28\$.		