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

2024

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

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

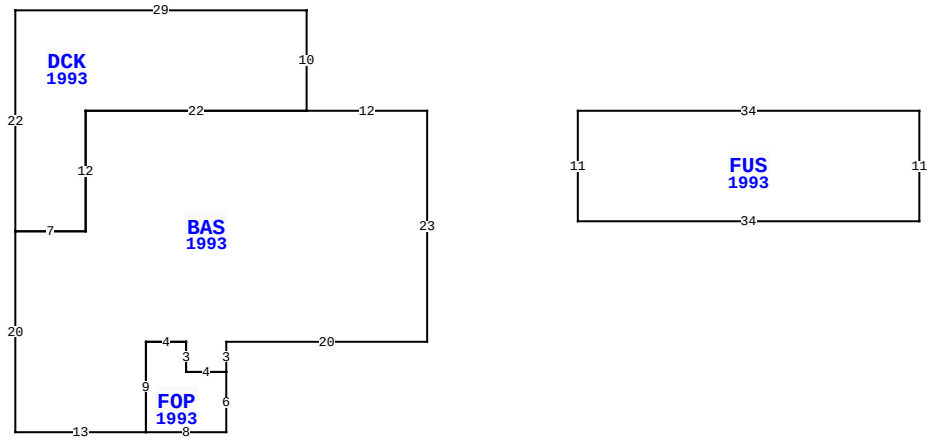
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
Occupancy	00	NONE 100
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	91,001
DCK	374	10	37	3,408
FOP	60	30	18	1,658
FUS	374	100	374	34,447
TOTALS	1,796		1,417	130,515

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	108.68	154,000	1991	1991	0	0	0	15.25	84.75

1 SINGLE FAM – 100% - 2008 Heated Area: 1362 HX Base Yr 2008



2813 RAYNA LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		130,515
TOTAL MARKET OB/XF VALUE		14,498
TOTAL LAND VALUE - MARKET		39,300
TOTAL MARKET VALUE		184,313
SOH/AGL Deduction		83,568
ASSESSED VALUE		100,745
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		50,745
TOTAL JUST VALUE		184,313
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		178,815

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	07	100
GRANTOR: FRANKLIN LAMONTA						
GRANTEE: RUSSELL KENNETH & S						
1212/1301	3/03/2004	WD	U	I	07	100
GRANTOR: NELSON RAYNA R						
GRANTEE: LEE RAYNA R						

BUILDING NOTES

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$.

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	2.00	UT	3,500.00	3,500.00	100	1991	1991	3	70	4,900	
2	0811	CONCRETE B	0	100	0	0	733.00	SF	5.20	5.20	100	1991	1991	3	62	2,363	
4	0510	GARAGE WD-	0	100	32	24	768.00	SF	35.00	35.00	100	1992	1992	3	20	5,376	
5	0810	CONCRETE A	0	100	0	0	249.00	SF	6.50	6.50	100	1995	1995	3	70	1,133	
6	0802	ASPHALT B	0	100	45	12	540.00	SF	2.40	2.40	100	2005	2005	3	56	726	

LAND DESCRIPTION

TOTAL OB/XF 14,498

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	000115	C	SFR ACRES	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 04/08/2024 BY WWA Total Acres: 1.31 Total Land Value: 39,300 Market: 0 Agricultural: 0 Common: 39,300 PRINTED 08/06/2024 BY SYS