IN OR 2190/1989
(EX OR 619/1512, OR 619/1791,
OR 853/26, OR 857/420,

RYALS LINDA BRADDOCK
2475 STATE ROAD 2
HILLIARD, FL 32046

2025

03-1N-23-0000-0008-0010

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

LANDSEND DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	67,500
SOH/AGL Deduction	27,639
ASSESSED VALUE	39,861
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	39,861
TOTAL JUST VALUE	67,500
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	45,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
5385	NEW CONSTR	8,368	12/16/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2190/1989	12/01/2013	LE	U	V	11	100
GRANTOR: TANNER IRIS C BRADDOC						
GRANTEE: TANNER IRIS BRADDOC						
0328/0413	1/05/1981	WD	U	I	11	0
GRANTOR: BRADDOCK IRIS C						
GRANTEE: BRADDOCK JIMMY LEON						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000100	C	RES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.50	45,000.00	67,500.00	67,500							

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.00 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS