

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

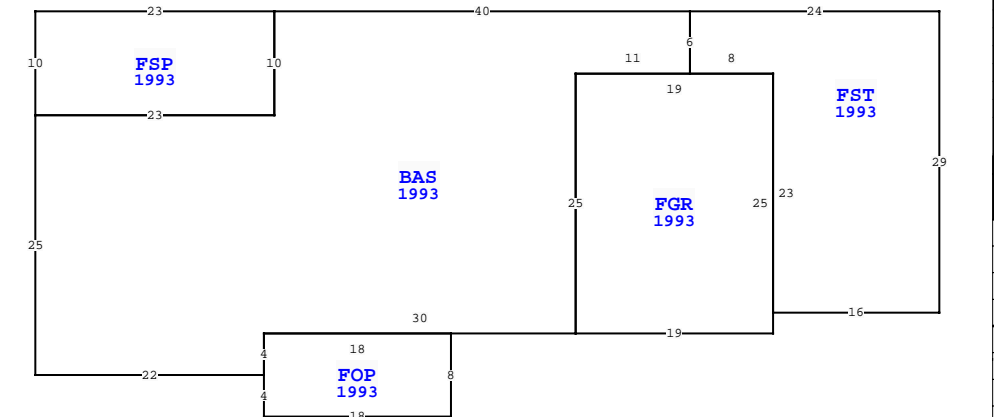
2025

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 Floor	08 SHT VINYL 50
Interior Floor	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

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	136.91	303,119	1972	1982		0	0	31.00	69.00		



AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,536	100	1993	1,536	145,103
FGR	475	55	1993	261	24,656
FOP	144	30	1993	43	4,062
FSP	230	40	1993	92	8,691
FST	512	55	1993	282	26,640
TOTALS	2,897			2,214	209,152

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	1.00	UT	3,500.00	3,500.00	100	1972	1972	3	31.2	1,092	

TOTAL OB/XF													
1,092													

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	RES	100	0004	OR	0.00	0.00	4.59	AC		1.00	1.00	1.00	30,000.00	30,000.00	137,700							
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							

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6	Tax Dist:		
BUILDING MARKET VALUE			209,152
TOTAL MARKET OB/XF VALUE			1,092
TOTAL LAND VALUE - MARKET			138,700
TOTAL MARKET VALUE			348,944
SOH/AGL Deduction			80,400
ASSESSED VALUE			268,544
TOTAL EXEMPTION VALUE	HX HB		50,722
BASE TAXABLE VALUE			217,822
TOTAL JUST VALUE			348,944
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			316,983

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 BRADDOCK						

BUILDING NOTES													
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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\$.													