WLY 14 ACRES OF S1/2 OF LOT 1
& S1/2 OF LOT 2
PARCELS 2-1 & 3-1

RUDD ROY V JR
2451 DRURY FERRY LANE
HILLIARD, FL 32046

2025

16-2N-23-0000-0002-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

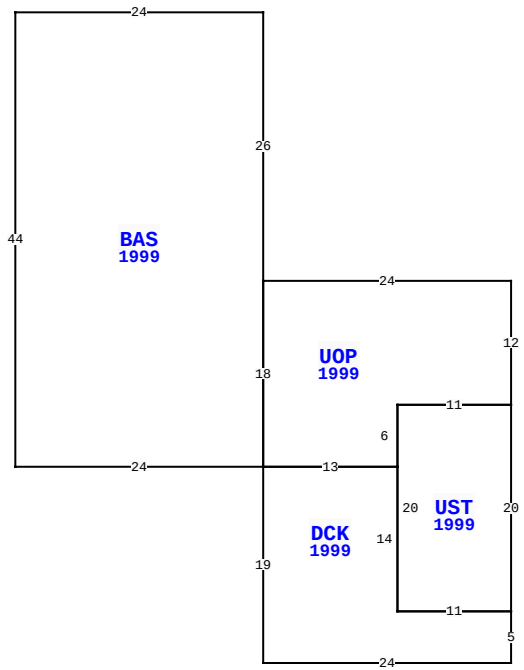
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5902	HARDWOOD SI 60-69
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,056	100	1999	1,056	44,334
DCK	302	15	1999	45	1,889
UOP	366	25	1999	92	3,862
UST	220	55	1999	121	5,080
TOTALS	1,944			1,314	55,166

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,314	117.6000	99.96	131,347	1999	1999	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2000 Heated Area: 1056 HX Base Yr 2000



2451 DRURY FERRY LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	11/04/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		55,166
TOTAL MARKET OB/XF VALUE		8,100
TOTAL LAND VALUE - MARKET		451,000
TOTAL MARKET VALUE		114,066
SOH/AGL Deduction		56,300
ASSESSED VALUE		57,766
TOTAL EXEMPTION VALUE	HX HB	32,766
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		514,266
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		481,769

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH982491	MH MOVE-ON	0	12/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0825/0349	3/05/1998	WD	Q	V		90,000
GRANTOR: FLA BAPTIST FOUNDATIO						
GRANTEE: RUDD ROY V JR						
0823/0088	2/19/1998	WD	Q	V	06	100
GRANTOR: NAGEL CLEMENT JOHN						
GRANTEE: FLA BAPTIST FOUNDAT						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1999] W24 BAS=[YR=1999] N26 W24 S44 E24
DCK=[YR=1999] S19 E24 N5 UST=[YR=1999] N20 W11 S20 E11 $
W11 N14 W13 $ N18 $ S18 E13 N6 E11 N12 $.

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	0681	POLE SHED	0	100	50	30	1,500.00	SF	11.25	11.25	100	2008	2008	3	48	8,100	

LAND DESCRIPTION

TOTAL OB/XF 8,100

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	005000	C	AGRICULTURAL	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	22.00	AC		1.00	1.00	1.00	190.00	190.00	4,180							
3	005700	A	TIMBER 4 N S	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	270.00	270.00	1,620							
4	009910	M	MARKET VALUE	0		OR	0.00	0.00	28.00	AC		1.00	1.00	1.00	14,500.00	14,500.00	406,000							

REVIEW DATE 03/07/2022 BY TWA Total Acres: 29.00 Total Land Value: 50,800 Market: 406,000 Agricultural: 5,800 Common: 45,000 PRINTED 07/30/2025 BY SYS