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

LEE RAYNA R
2806 RAYNA LANE
HILLIARD, FL 32046

2025

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

NASSAU COUNTY PROPERTY

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

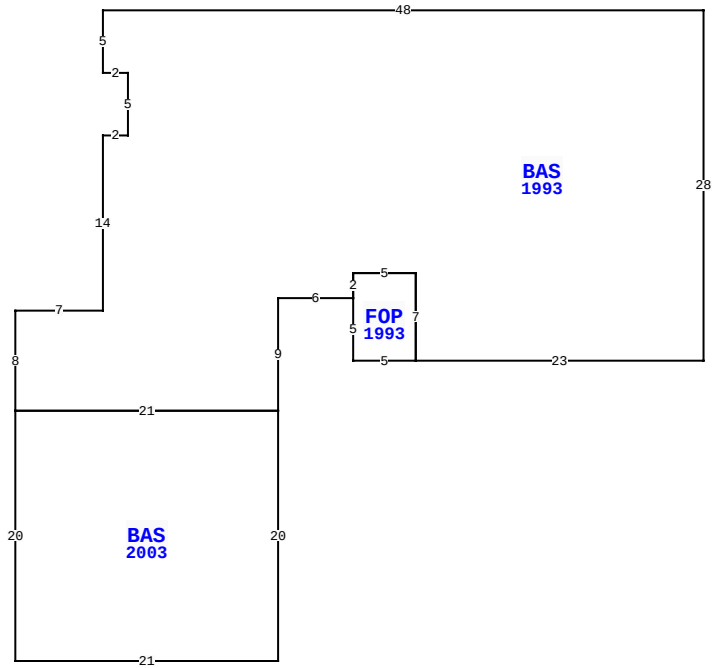
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,381	100	1993	1,381	115,934
BAS	420	100	2003	420	35,259
FOP	35	30	1993	10	839
TOTALS	1,836			1,811	152,032

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	108.70	196,856	1992	1992	0	0	0	22.77	77.23

1 SINGLE FAM – 100% - 1997 Heated Area: 1801 HX Base Yr 1997



2806 RAYNA LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		152,032
TOTAL MARKET OB/XF VALUE		4,668
TOTAL LAND VALUE - MARKET		56,250
TOTAL MARKET VALUE		212,950
SOH/AGL Deduction		107,320
ASSESSED VALUE		105,630
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		54,908
TOTAL JUST VALUE		212,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		187,706

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	07	100
GRANTOR: NELSON RAYNA R						
GRANTEE: LEE RAYNA R						
1217/1104	3/24/2004	WD	U	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$.

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	1.00	UT	3,500.00	3,500.00	100	1992	1992	3	70	2,450	
2	0811	CONCRETE B	0	100	0	0	688.00	SF	5.20	5.20	100	1992	1992	3	62	2,218	

LAND DESCRIPTION

TOTAL OB/XF 4,668

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	100	0004	OR	0.00	0.00	1.25	AC		1.00	1.00	1.00	45,000.00	45,000.00	56,250							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.25 Total Land Value: 56,250 Market: 0 Agricultural: 0 Common: 56,250 PRINTED 07/30/2025 BY SYS