

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

2025

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



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	30	VINYL 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 90			
Interior Floor	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	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1993	988	95,508
DCK	374	10	1993	37	3,577
FOP	60	30	1993	18	1,740
FUS	374	100	1993	374	36,154
TOTALS	1,796			1,417	136,979

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	114.40	162,105	1991	1991	0	0	0	15.50	84.50	

1 SINGLE FAM - 100% - 2008

Heated Area: 1362

HX Base Yr 2008

DCK
1993

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