

PT OF LOT 1 &
ALL OF LOTS 1 & 4
MONICA ESTATES PB 5/317

CHRISTENSEN KENNETH J & TANYA
28166 RAYNA LN
HILLIARD, FL 32046-7249

2025

32-4N-24-2020-0001-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 60
Interior Wall	06	CUST PANEL 40
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		0 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100

Quality	02	Quality Level 02
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	2,220	100	1993	2,220	65,822
BAS	132	100	2006	132	3,914
BAS	416	100	2006	416	12,334
BAS	480	100	2006	480	14,231
GOF	64	125	2006	80	2,372
UUS	432	50	2006	216	6,404

TOTALS	3,744			3,544	105,079
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
1	0812	CONCRETE C	0	100	0	0	1,443.00	SF	4.00
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00
3	1128	BRICK 12"	0	100	0	0	224.00	SF	14.00
4	0812	CONCRETE C	0	100	0	0	4,429.00	SF	4.00
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00
6	0940	SHEDS/PORT	0	100	13	8	104.00	SF	30.00
7	0845	KOOL DECK	0	100	0	0	1,894.00	SF	7.25
8	0803	ASPHALT C	0	100	0	0	4,970.00	SF	2.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100		OR	0.00	0.00	6.98

REVIEW DATE	05/12/2019	BY	KBA
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MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0150	01	3,544	64.2960	34.08	120,780	1993	1998		0	0	0 13.00	87.00	
1 ACCESSORY U - 100% - 2009 Heated Area: 3312 HX Base Yr 2009													

28166 RAYNA LN, HILLIARD	BLD DATE 03/03/2023 NW	LGL DATE	
	XF DATE	LAND DATE	05/09/2025 MLU
	INC DATE	AG DATE	

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	0812	CONCRETE C	0	100	0	0	1,443.00	SF	4.00	4.00	100	1994	1994	3	66	3,810	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1994	1994	3	74	2,590	
3	1128	BRICK 12"	0	100	0	0	224.00	SF	14.00	14.00	100	1994	1994	3	89	2,791	
4	0812	CONCRETE C	0	100	0	0	4,429.00	SF	4.00	4.00	100	1997	1997	3	72	12,756	
5	0940	SHEDS/PORT	0	100	12	12	144.00	SF	30.00	30.00	100	1994	1994	3	20	864	
6	0940	SHEDS/PORT	0	100	13	8	104.00	SF	30.00	30.00	100	1998	1998	3	20	624	
7	0845	KOOL DECK	0	100	0	0	1,894.00	SF	7.25	7.25	100	1999	1999	3	75	10,299	
8	0803	ASPHALT C	0	100	0	0	4,970.00	SF	2.00	2.00	100	1999	1999	3	50	4,970	

LAND DESCRIPTION										TOTAL OB/XF 38,704							
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
1	000100	C	RES	100		OR	0.00	0.00	6.98	AC		1.00	1.00	1.00	19,500.00	19,500.00	136,110

Total Acres: 6.98	Total Land Value: 136,110	Market: 0	Agricultural: 0
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NASSAU COUNTY PROPERTY				PAGE 1 of 2	4
VALUATION SUMMARY					
VALUATION BY		STANDARD			
Tax Group: 4		Tax Dist:			
BUILDING MARKET VALUE		542,184			
TOTAL MARKET OB/XF VALUE		38,704			
TOTAL LAND VALUE - MARKET		136,110			
TOTAL MARKET VALUE		716,998			
SOH/AGL Deduction		299,574			
ASSESSED VALUE		417,424			
TOTAL EXEMPTION VALUE		50,722			
BASE TAXABLE VALUE		366,702			
TOTAL JUST VALUE		716,998			
NCON VALUE		0			
INCOME VALUE					
PREVIOUS YEAR MKT VALUE		689,627			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B974090	GARAGE	20,400	07/01/1997

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1483/0869	3/07/2007	WD	Q	I		627,000	
GRANTOR: FRANKLIN MICHAEL C &							
GRANTEE: CHRISTENSEN KENNETH							
0806/0772	9/15/1997	QC	U	V	09	13,500	
GRANTOR: WEBB LAMONTA FRANKLIN							
GRANTEE: FRANKLIN MICHAEL C							

BUILDING NOTES									
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BUILDING DIMENSIONS									
GOF=[YR=2006] W8BAS=[YR=2006] W 2 BAS=[YR=1993] W49 BAS=[YR=2006] W10S48 E10 N48 \$ S48 E38 BAS=[YR=2006] E11 N12 W11 S12 \$N12 E11 N36 \$ S48 E10 N40W8N8\$S8E8N8 \$ PTR= E15 UUS=[YR=2006] E9 S48 W9 N48 \$ W15 \$.									

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REVIEW DATE 05/12/2019 BY KBA Total Acres: 6.98 Total Land Value: 136,110 Market: 0 Agricultural: 0 Common: 136,110 PRINTED 07/30/2025 BY SYS