IN OR 1895/163
EX ESMT PT OR 1517/1233

HARVILLE RALPH A & ROBIN W/
2689 HOMESTEAD LN
HILLIARD, FL 32046

2026

10-2N-23-0000-0011-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

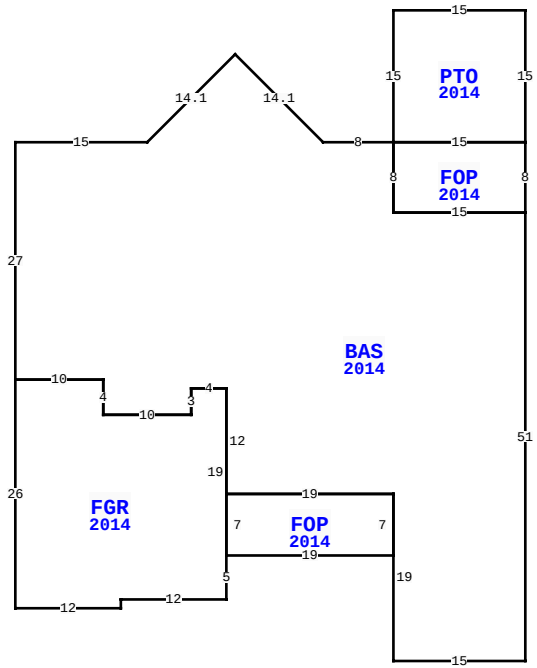
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,317	100	2014	2,317	371,641
FGR	568	55	2014	312	50,044
FOP	120	30	2014	36	5,775
FOP	133	30	2014	40	6,416
PTO	225	5	2014	11	1,764
TOTALS	3,363			2,716	435,639

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,716	125.7696	174.82	474,811	2014	2014	0	0	0	8.25	91.75

1 SNGL FAM 100% - 2015 Heated Area: 2317 HX Base Yr 2015



2689 HOMESTEAD LN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		468,606
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		143,850
TOTAL MARKET VALUE		614,356
SOH/AGL Deduction		243,092
ASSESSED VALUE		371,264
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		319,853
TOTAL JUST VALUE		614,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19002909	GARAGE	97,465	03/25/2019
1428462	CO ISSUED	0	07/01/2014
1428462	NEW CONSTR	279,638	03/01/2014

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1895/0163	12/19/2013	WD	Q	V	02	69,000
GRANTOR: CARROLL NOAH J & LOUI						
GRANTEE: HARVILLE RALPH ALAN						
0188/0381	12/20/1974	WD	Q	V		1,500
GRANTOR: PAUL DAN RAY & MARY J						
GRANTEE: CARROLL NOAH J & LO						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2014] W15 S15 BAS=[YR=2014] W8 U10 L10 D10 L10 W15 S27 FGR=[YR=2014] S26 E12 N1 E12 N5 FOP=[YR=2014] E19 N7 W19 S7$ N19 W4 S3 W10 N4 W10$ E10 S4 E10 N3 E4 S12 E19 S19 E15 N51 FOP=[YR=2014] N8 W15 S8 E15$ W15 N8$ E15 N15$.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2014	2014	3	95	1,900	

LAND DESCRIPTION

TOTAL OB/XF 1,900

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	0005	OR	0.00	0.00	6.85	AC		1.00	1.00	1.00	21,000.00	21,000.00	143,850							

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.85 Total Land Value: 143,850 Market: 0 Agricultural: 0 Common: 143,850 PRINTED 07/09/2026 BY SYS

IN OR 1895/163
EX ESMT PT OR 1517/1233

HARVILLE RALPH A & ROBIN W/
2689 HOMESTEAD LN
HILLIARD, FL 32046

2026

10-2N-23-0000-0011-0020

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		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

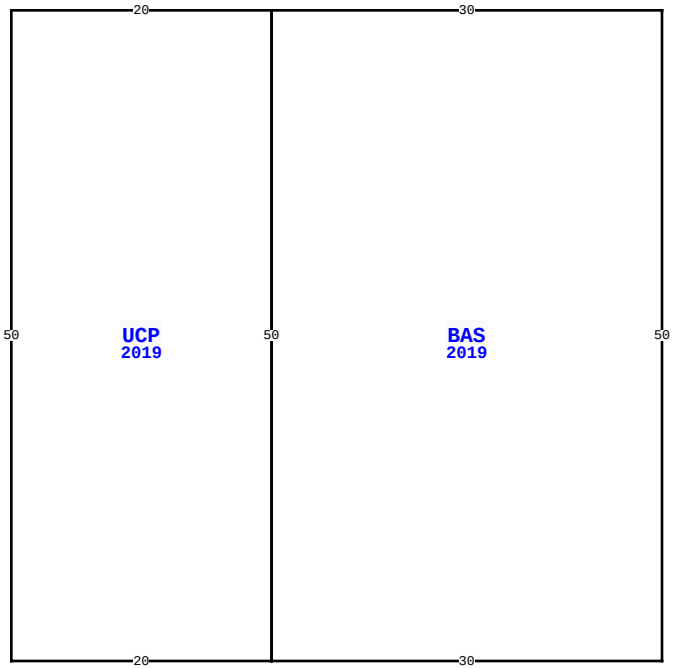
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,500	100	2019	1,500	29,088
UCP	1,000	20	2019	200	3,878
TOTALS	2,500			1,700	32,967

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,700	52.9000	20.63	35,071	2019	2019	0	0	0	6.00	94.00

2 GARAGE RES 100% - 2015 Heated Area: 1500 HX Base Yr 2015



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

2689 HOMESTEAD LN, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 2 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		468,606
TOTAL MARKET OB/XF VALUE		1,900
TOTAL LAND VALUE - MARKET		143,850
TOTAL MARKET VALUE		614,356
SOH/AGL Deduction		243,092
ASSESSED VALUE		371,264
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		319,853
TOTAL JUST VALUE		614,356
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		588,563

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1895/0163	12/19/2013	WD	Q	V	02	69,000
GRANTOR: CARROLL NOAH J & LOUI						
GRANTEE: HARVILLE RALPH ALAN						
0188/0381	12/20/1974	WD	Q	V		1,500
GRANTOR: PAUL DAN RAY & MARY J						
GRANTEE: CARROLL NOAH J & LO						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W30 UCP=[YR=2019] W20 S50 E20 N50$ S50 E30 N50$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 01/01/2023 BY CD Total Acres: 6.85 Total Land Value: 143,850 Market: 0 Agricultural: 0 Common: 143,850 PRINTED 07/09/2026 BY SYS