

PT OF S1/2 OF SE1/4
OF SE1/4 PT OR 1375/1861
1996 SKYL TW/MH

SMITH ROBERT R/SMITH EDWARD A ET AL
2428 RUBY DRIVE
HILLIARD, FL 32046

2023

09-2N-23-0000-0005-0010



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD																	
Exterior Wall	05	AVERAGE 100	0900	01	3,061	84.4560	100.29	306,988	1984	1994	0	0	0	13.75	86.25	Tax Group: 6 Tax Dist:																
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006										Heated Area: 2689										HX Base Yr 2006									
Roof Cover	03	COMP SHNGL 100											BUILDING MARKET VALUE										360,139									
Interior Wall	05	DRYWALL 100											TOTAL MARKET OB/XF VALUE										68,706									
Interior Floo	14	CARPET 90											TOTAL LAND VALUE - MARKET										367,008									
Interior Floo	07	CORK/VTILE 10											TOTAL MARKET VALUE										501,527									
Air Condition	03	CENTRAL 100											SOH/AGL Deduction										206,766									
Heating Type	04	AIR DUCTED 100											ASSESSED VALUE										294,761									
Bedrooms		4 100											TOTAL EXEMPTION VALUE										HX HB 50,000									
Bathrooms		2 100											BASE TAXABLE VALUE										244,761									
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE										795,853																			
Stories	2.	2. 100	NCON VALUE										0																			
Units	0	0 100	INCOME VALUE																													
BUD8 Adjustme	06	DIST 1D 100	PREVIOUS YEAR MKT VALUE										378,441																			
Occupancy	00	NONE 100																														
Quality										01	Quality Level 01																					
DOR CODE										5000	IMPROVED AG																					
MAP NUM											MKT AREA										09											
NEIGHBORHOOD/LOC										9001.00																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																												
BAL	84	15	13	1,125																												
BAS	1,369	100	1,369	118,419																												
BAS	312	100	312	26,988																												
FOP	90	30	27	2,336																												
FOP	414	30	124	10,726																												
FST	195	55	107	9,255																												
FUS	1,008	100	1,008	87,192																												
UST	224	45	101	8,736																												
TOTALS	3,696		3,061	264,777																												
EXTRA FEATURES										2432 RUBY DR, HILLIARD																						
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															
2	0200	BARN WD 0-	0	100	0	0	1,888.00	SF	20.00	20.00	100	1965	1965	3	20	7,552																
3	0681	POLE SHED	0	0	17	24	408.00	SF	15.00	15.00	100	1965	1965	3	20	1,224																
4	0681	POLE SHED	0	0	14	20	280.00	SF	15.00	15.00	100	1965	1965	3	20	840																
5	0940	SHEDS/PORT	0	0	8	16	128.00	SF	20.10	20.10	100	1985	1985	3	20	515																
10	1242	WD DECK A	0	0	16	16	256.00	SF	8.00	8.00	100	2002	2002	3	21	430																
11	0201	BARN WD 10	0	100	40	36	1,440.00	SF	17.00	17.00	100	2002	2002	3	32	7,834																
12	0680	POLE SHED	0	0	25	20	500.00	SF	10.00	10.00	100	1992	1992	3	20	1,000																
13	0812	CONCRETE C	0	100	0	0	4,946.00	SF	4.00	4.00	100	2004	2004	3	86	17,014																
14	0812	CONCRETE C	0	0	0	0	2,720.00	SF	4.00	4.00	100	1992	1992	3	66	7,181																
15	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	2008	2008	3	56	19,992																
LAND DESCRIPTION										TOTAL OB/XF										63,582												
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	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV								
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000															
2	006000	A	PAST1/HAY	0			0.00	0.00	9.00	AC		1.00	1.00	1.00	440.00	440.00	3,960															
3	005600	A	TIMBER 3 SI	0			0.00	0.00	20.00	AC		1.00	1.00	1.00	410.00	410.00	8,200															
4	005902	A	HARDWOOD SI	0			0.00	0.00	2.98	AC		1.00	1.00	1.00	175.00	175.00	522															
5	009910	M	MKT. VAL. AG	0			0.00	0.00	31.98	AC		1.00	1.00	1.20	8,000.00	9,600.00	307,008															
REVIEW DATE										04/13/2020	BY	TWA	Total Acres: 33.98		Total Land Value: 72,682		Market: 307,008		Agricultural: 12,682		Common: 60,000		PRINTED 08/02/2023 BY SYS									

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