

LOT 34
IN OR 235 PG 650
DAVIS HILLS SUB PB 5/7

PERKINS SHARON R
PO BOX 998
HILLIARD, FL 32046-0998

2023

09-3N-24-2460-0034-0000



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																										
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 3																										
Exterior Wall	19	COMMON BRK 70	0100	01	2,057	119.6580	107.99	222,135	1973	1973	0	0	0	30.00	70.00	VALUATION BY STANDARD																									
Exterior Wall	05	AVERAGE 30	1 SINGLE FAM - 100% - 0													Heated Area: 1848													HX Base Yr												
Roof Structure	03	GABLE/HIP 100														VALUATION SUMMARY																									
Roof Cover	03	COMP SHNGL 100														Tax Group: 3													Tax Dist:												
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE													155,494												
Interior Floor	14	CARPET 60														TOTAL MARKET OB/XF VALUE													12,785												
Interior Floor	11	CLAY TILE 40														TOTAL LAND VALUE - MARKET													30,000												
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE													198,279												
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction													88,454												
Bedrooms	3	100														ASSESSED VALUE													109,825												
Bathrooms	2	100														TOTAL EXEMPTION VALUE													HX HB DX WX 60,000												
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE													49,825												
Stories	2.	2. 100	TOTAL JUST VALUE													198,279																									
Units	0	100	NCON VALUE													0																									
BUD8 Adjustme	03	DIST HI 100	INCOME VALUE																																						
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE													164,878																									
Quality			03	Quality Level 03																																					
DOR CODE			0100	SINGLE FAMILY																																					
MAP NUM			MKT AREA												06																										
NEIGHBORHOOD/LOC			6001.00																																						
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																					
BAS	1,260	100	1,260	95,247																																					
DCK	191	10	19	1,436																																					
FEP	238	80	190	14,363																																					
FUS	588	100	588	44,449																																					
TOTALS			2,277	2,057												155,494																									
EXTRA FEATURES			37075 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																								
1	0812	CONCRETE C	0	100	0	0	1,267.00	SF	4.00	4.00	100	1980	1980	3	35	1,774																									
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1980	1980	3	49	3,430																									
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1980	1980	3	20	4,032																									
6	0825	BRICK	0	100	0	0	225.00	SF	12.50	12.50	100	1980	1980	3	75	2,109																									
7	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2001	2001	3	20	1,440																									
TOTAL OB/XF																		12,785																							
LAND DESCRIPTION			TOTAL OB/XF																																						
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	000100	C	SFR	100	0006	R2	100.00	120.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000																								
REVIEW DATE 06/08/2020 BY TWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS																																									