LOT 41
DAVIS HILLS SUB PB 5/7

CONNER DEVELOPMENT GROUP INC
171641 HODGES ROAD
HILLIARD, FL 32046

2023

09-3N-24-2460-0041-0000

BUILDING CHARACTERISTICS

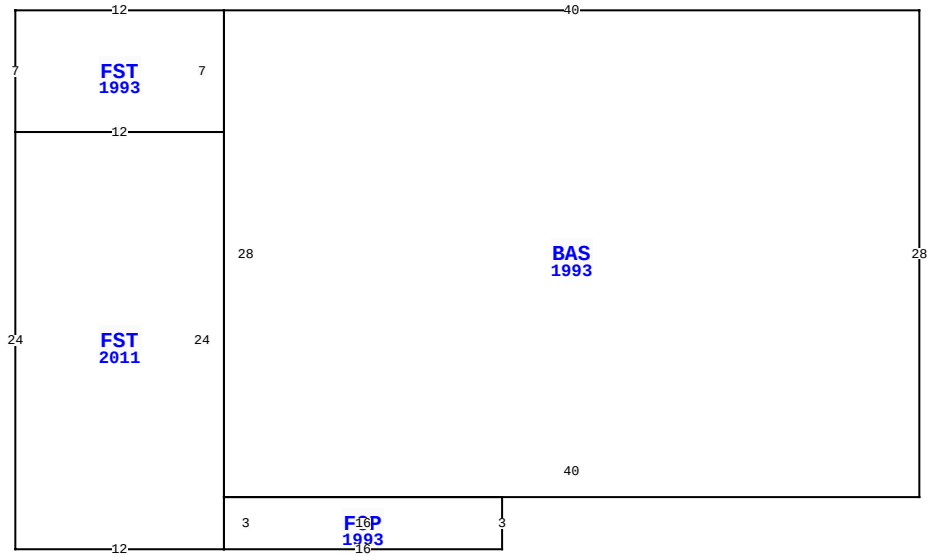
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
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	1,120	100	1,120	95,430
FOP	48	30	14	1,193
FST	84	55	46	3,919
FST	288	55	158	13,463
TOTALS	1,540		1,338	114,004

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,338	130.7280	117.98	157,857	1974	1984	0	0	0	27.78	72.22

1 SINGLE FAM – 0% - 0 Heated Area: 1120 HX Base Yr



37201 RUBY DR, HILLIARD

BLD DATE	12/06/2007 KW	LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	114,004
TOTAL MARKET OB/XF VALUE	983
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	144,987
SOH/AGL Deduction	6,582
ASSESSED VALUE	138,405
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	138,405
TOTAL JUST VALUE	144,987
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	125,823

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0605085	CARPORT	0	05/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2630/0477	3/15/2023	WD	Q	I	01	170,000
GRANTOR: YOUNG NEIL D						
GRANTEE: CONNER DEVELOPMENT						
1720/0027	12/29/2010	WD	U	I	11	47,900
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: RUEHLING STELLA E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W40 FST=[YR=1993] W12 S7 FST=[YR=2011] S24 E12
FOP=[YR=1993] E16 N3 W16 S3$ N24 W12$ E12 N7$ S28 E40 N28$.

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
1	0810	CONCRETE A	0	0	12	36	432.00	SF	6.50	6.50	100	1980	1980	3	35	983	

LAND DESCRIPTION

TOTAL OB/XF 983

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	SFR	0	0006	R2	100.00	120.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 01/26/2017 BY TWSB Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/02/2023 BY SYS