



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	VALUATION SUMMARY																				
Exterior Wall	19	COMMON BRK 100	0900	01	1,804	113.3100	134.56	242,746	1967	1997	0	0	21.25	78.75	STANDARD																				
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2020													Heated Area: 1804										HX Base Yr 2020									
Roof Cover	03	COMP SHNGL 100																																	
Interior Wall	05	DRYWALL 100																																	
Interior Floo	14	CARPET 70																																	
Interior Floo	11	CLAY TILE 30																																	
Air Condition	03	CENTRAL 100																																	
Heating Type	04	AIR DUCTED 100																																	
Bedrooms		3 100																																	
Bathrooms		2 100																																	
Frame	02	WOOD FRAME 100																																	
Stories	1.	1. 100																																	
Units		0 100																																	
BUD8 Adjustme	06	DIST 1D 100																																	
Occupancy	00	NONE 100																																	
Quality			01	Quality Level 01																															
DOR CODE			0100 SINGLE FAMILY																																
MAP NUM			MKT AREA										09																						
NEIGHBORHOOD/LOC			9001.00																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																															
BAS	1,148	100	1,148	121,649																															
BAS	180	100	180	19,074																															
BAS	476	100	476	50,440																															
TOTALS			1,804	1,804	191,162																														
EXTRA FEATURES			2800 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	0510	GARAGE WD-	0 100	26	50	1,300.00	SF	35.00	35.00	100	1988	1988	3	20	9,100																				
3	0803	ASPHALT C	0 100	0	0	5,584.00	SF	2.00	2.00	100	1998	1998	3	50	5,584																				
4	0861	POOL GUNIT	0 100	0	0	540.00	SF	85.00	85.00	100	1996	1996	3	20	9,180																				
5	0845	KOOL DECK	0 100	0	0	765.00	SF	7.25	7.25	100	1996	1996	3	73	4,049																				
7	0810	CONCRETE A	0 100	0	0	189.00	SF	6.50	6.50	100	1997	1997	3	75	921																				
LAND DESCRIPTION			TOTAL OB/XF 28,834																																
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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.46	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,800																		
REVIEW DATE 12/14/2017 BY TW Total Acres: 1.46 Total Land Value: 43,800 Market: 0 Agricultural: 0 Common: 43,800 PRINTED 08/02/2023 BY SYS																																			