

PT OF SECS 9 10 15 & 16
PARCELS 5-3 16-5 6-11 & 1-3
2008 HOMI DW/MH

BENTON JEFFREY A
PO BOX 399
CALLAHAN, FL 32011-0399

2023

10-2N-23-0000-0016-0050



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	01	MINIMUM 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100

Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

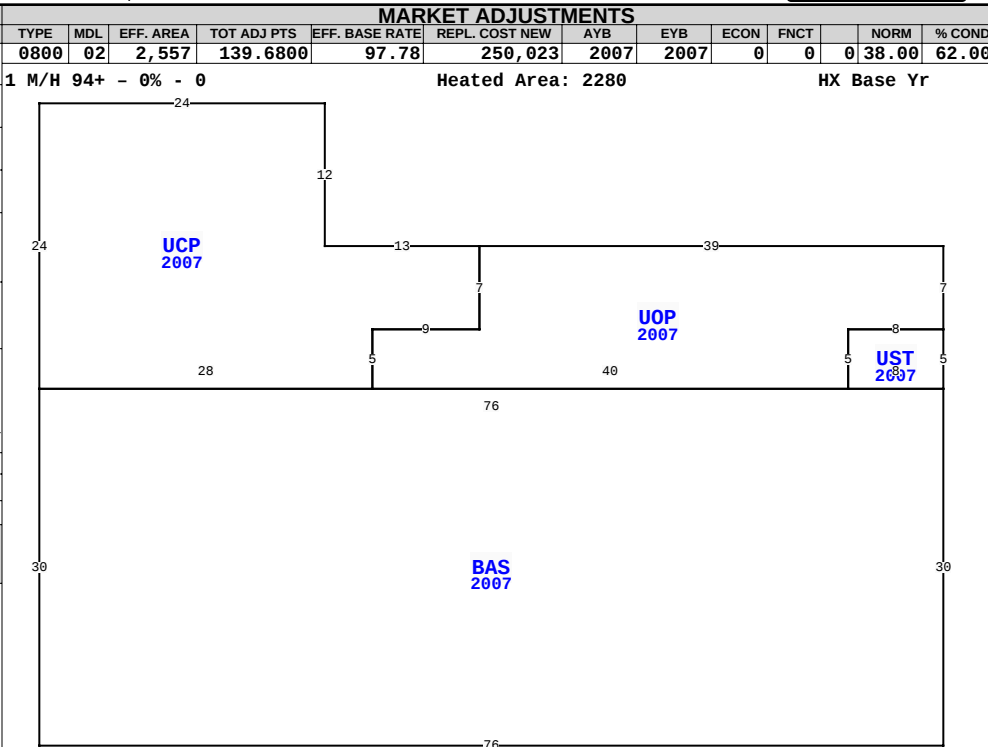
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	138,222
UCP	687	20	137	8,306
UOP	473	25	118	7,154
UST	40	55	22	1,334

TOTALS	3,480		2,557	155,014
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EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00
3	0510	GARAGE WD-	0	0	39	30	1,170.00	SF	35.00
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	13.20
5	0681	POLE SHED	0	0	30	16	480.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.90

REVIEW DATE 08/14/2018 BY TWX



2623 RUBY DR, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	92	3,220	
3	0510	GARAGE WD-	0	0	39	30	1,170.00	SF	35.00	35.00	100	1996	1996	3	25	10,238	
4	0940	SHEDS/PORT	0	0	12	10	120.00	SF	13.20	13.20	100	1996	1996	3	20	317	
5	0681	POLE SHED	0	0	30	16	480.00	SF	15.00	15.00	100	2014	2014	3	78	5,616	

TOTAL OB/XF													19,391		
LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	L VA				
05 OR	0.00	0.00	1.90	AC		1.00	1.00	1.00	30,000.00	30,000.00					

Total Acres: 1.90 Total Land Value: 57,000 Market: 0 Agricultural: 0 Common: 57,000

NASSAU COUNTY PROPERTY		PAGE 1 of 1	6
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		155,014	
TOTAL MARKET OB/XF VALUE		19,391	
TOTAL LAND VALUE - MARKET		57,000	
TOTAL MARKET VALUE		231,405	
SOH/AGL Deduction		31,500	
ASSESSED VALUE		199,905	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		199,905	
TOTAL JUST VALUE		231,405	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		185,803	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21659	CARPORT	11,880	07/01/2008
R11421	REPAIR/RRF	800	07/01/2008
C4968	CO ISSUED	0	07/01/2007
MH4968	MH MOVE-ON	0	07/01/2007
M13101	MECH OTHER	0	07/01/2007
P12550	OTHER	0	07/01/2007

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
1503/1148	6/05/2007	QC	U	I	06	97,800			
GRANTOR: MANGES HARRY E & MART									
GRANTEE: BENTON JEFFREY A									
0910/0847	12/06/1999	AD	U	I		35,000			
GRANTOR: MANGES HARRY & MARTHA									
GRANTEE: BENTON JEFFREY & CH									

BUILDING NOTES									
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BUILDING DIMENSIONS									
UOP=[YR=2007] W39 UCP=[YR=2007] W13 N12 W24 S24 BAS=[YR=2007] S30 E76 N30 UST=[YR=2007] N5 W8 S5 E8\$ W76\$ E28 N5 E9 N7\$ S7 W9 S5 E40 N5 E8 N7\$.									

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