

IN OR 1983/543
1-4 IN SEC 16 &
5-2 IN SEC 9

HARRIS WADE L & THERESA L/
2429 RUBY DRIVE
HILLIARD, FL 32046

2023

16-2N-23-0000-0001-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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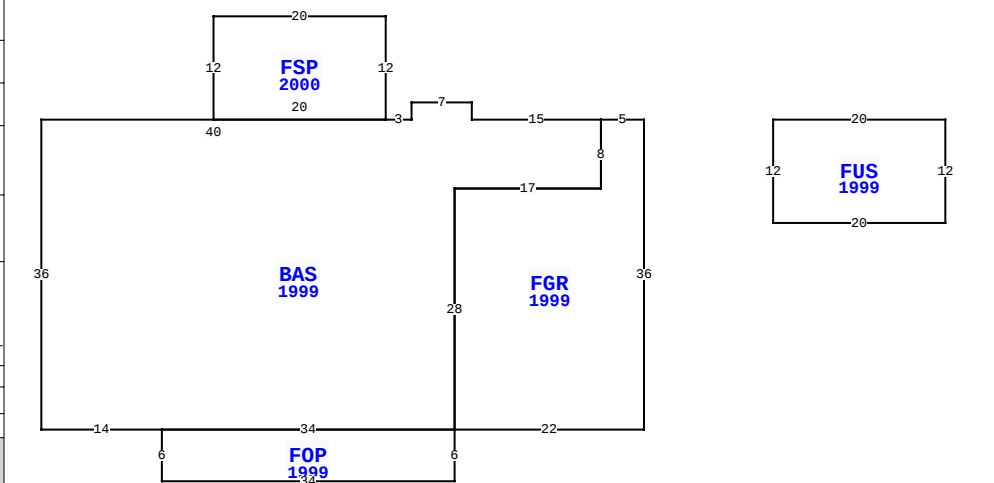
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	181,606
FGR	656	55	361	34,909
FOP	204	30	61	5,898
FSP	240	40	96	9,284
FUS	240	100	240	23,208

TOTALS	3,218		2,636	254,906
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EXTRA FEATURES										
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
2	0940	SHEDS/PORT	0 100	14	16	224.00	SF	20.10	20.10	
4	0861	POOL GUNIT	0 100	0	0	310.00	SF	85.00	85.00	
5	0845	KOOL DECK	0 100	0	0	670.00	SF	7.25	7.25	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	
7	0940	SHEDS/PORT	0 100	14	10	140.00	SF	20.10	20.10	
8	0910	SCRN RM L	0 100	45	30	1,350.00	SF	15.00	15.00	
10	0510	GARAGE WD-	0 100	30	20	600.00	SF	35.00	35.00	
11	0855	CONC PAVER	0 100	0	0	846.00	SF	10.00	10.00	

LAND DESCRIPTION										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.11	AC
2	000115	C	SFR ACRES	100	0005		0.00	0.00	1.98	AC

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0900	01	2,636	98.4096	116.86	308,043	1999	1999	0	0	0 17.25	82.75	
2 SNGL FAM - 100% - 2000 Heated Area: 2118 HX Base Yr 2000												



2429 RUBY DR, HILLIARD	BLD DATE	LGL DATE	06/16/2023	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	0940	SHEDS/PORT	0 100	14	16	224.00	SF	20.10	20.10	100	1980	1980	3	20	900	
4	0861	POOL GUNIT	0 100	0	0	310.00	SF	85.00	85.00	100	1999	1999	3	25	6,588	
5	0845	KOOL DECK	0 100	0	0	670.00	SF	7.25	7.25	100	1999	1999	3	79	3,837	
6	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	84	2,940	
7	0940	SHEDS/PORT	0 100	14	10	140.00	SF	20.10	20.10	100	1999	1999	3	20	563	
8	0910	SCRN RM L	0 100	45	30	1,350.00	SF	15.00	15.00	100	2000	2000	3	20	4,050	
10	0510	GARAGE WD-	0 100	30	20	600.00	SF	35.00	35.00	100	1999	1999	3	28	5,880	
11	0855	CONC PAVER	0 100	0	0	846.00	SF	10.00	10.00	100	2010	2010	3	92	7,783	

TOTAL OB/XF											32,541					
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
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	3.11	AC		1.00	1.00	1.20	25,000.00	30,000.00
2	000115	C	SFR ACRES	100	0005		0.00	0.00	1.98	AC		1.00	1.00	1.20	30,000.00	36,000.00

NASSAU COUNTY PROPERTY				PAGE 1 of 1			
VALUATION SUMMARY				STANDARD			
VALUATION BY				Tax Group: 6			
BUILDING MARKET VALUE				Tax Dist:			
TOTAL MARKET OB/XF VALUE				254,906			
TOTAL LAND VALUE - MARKET				32,541			
TOTAL MARKET VALUE				164,580			
SOH/AGL Deduction				452,027			
ASSESSED VALUE				245,786			
TOTAL EXEMPTION VALUE				206,241			
BASE TAXABLE VALUE				HX HB			
TOTAL JUST VALUE				50,000			
NCON VALUE				156,241			
INCOME VALUE				452,027			
PREVIOUS YEAR MKT VALUE				0			
				348,557			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996011	SWIM POOL	20,432	01/04/1999
B985359	NEW CONSTR	118,000	09/01/1998

SALES DATA					
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD
1983/0543	3/05/2015	QC U	I	11	
GRANTOR: HARRIS WADE L & THERE					
GRANTEE: HARRIS WADE L & THE					
1983/0542	4/30/2015	QC U	I	11	
GRANTOR: MANGES HARRY E					
GRANTEE: HARRIS WADE L & THE					

BUILDING NOTES					
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BUILDING DIMENSIONS					
FGR=[YR=1999] W5 BAS=[YR=1999] W15 N2 W7 S2 W3					
FSP=[YR=2000] N12 W20 S12 E20 \$ W40 S36 E14 FOP=[YR=1999]					
S6 E34 N6 W34 \$ E34 N28 E17 N8 \$ S8 W17 S28 E22 N36 \$ PTR=					
E15 FUS=[YR=1999] E20 S12 W20 N12 \$ W15 \$.					