

PT OF SECS 9 & 16
IN OR 931/139
R235646 & R235647

HARRIS CARL E
PO BOX 432
HILLIARD, FL 32046-0432

2023

16-2N-23-0000-0001-0050



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY									
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1									
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	STANDARD														
Exterior Wall	05	AVERAGE 100	0820	02	1,718	115.2000	74.88	128,644	1985	1985	0	0	0	70.00	30.00														
Roof Structur	03	GABLE/HIP 100	1 M/H 93- - 100% - 2001													Heated Area: 1462 HX Base Yr 2001													
Roof Cover	01	MINIMUM 100	BAS 1993 USP 1993																										
Interior Wall	04	PLYWOOD 90																											
Interior Wall	05	DRYWALL 10																											
Interior Floo	14	CARPET 80																											
Interior Floo	08	SHT VINYL 20																											
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																											
Quality			03	Quality Level 03																									
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	1,462	100	1,462	32,843																									
USP	512	50	256	5,751																									
TOTALS			1,974	1,718	38,593																								
EXTRA FEATURES			2435 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	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100														
2	1242	WD DECK A	0 100	15	12	180.00	SF	10.00	10.00	100	2000	2000	3	20	360														
3	1242	WD DECK A	0 100	11	8	88.00	SF	10.00	10.00	100	2000	2000	3	20	176														
4	0811	CONCRETE B	0 100	0	0	570.00	SF	5.20	5.20	100	2000	2000	3	80	2,371														
5	0681	POLE SHED	0 100	40	30	1,200.00	SF	15.00	15.00	100	1960	1960	3	20	3,600														
LAND DESCRIPTION			TOTAL OB/XF													8,607													
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	000102	C	SFR/MH	100	0007	OR	0.00	0.00	7.12	AC		1.00	1.00	1.20	19,000.00	22,800.00	162,336												
REVIEW DATE 10/26/2017 BY TWX Total Acres: 7.12 Total Land Value: 162,336 Market: 0 Agricultural: 0 Common: 162,336 PRINTED 08/02/2023 BY SYS																													