PARCEL 1-6 IN SEC 16 &
PARCEL 5-4 IN SEC 9
PT OR 1907/1183

BROWN MARY K
2567 RUBY DR
HILLIARD, FL 32046

2023

16-2N-23-0000-0001-0060

BUILDING CHARACTERISTICS

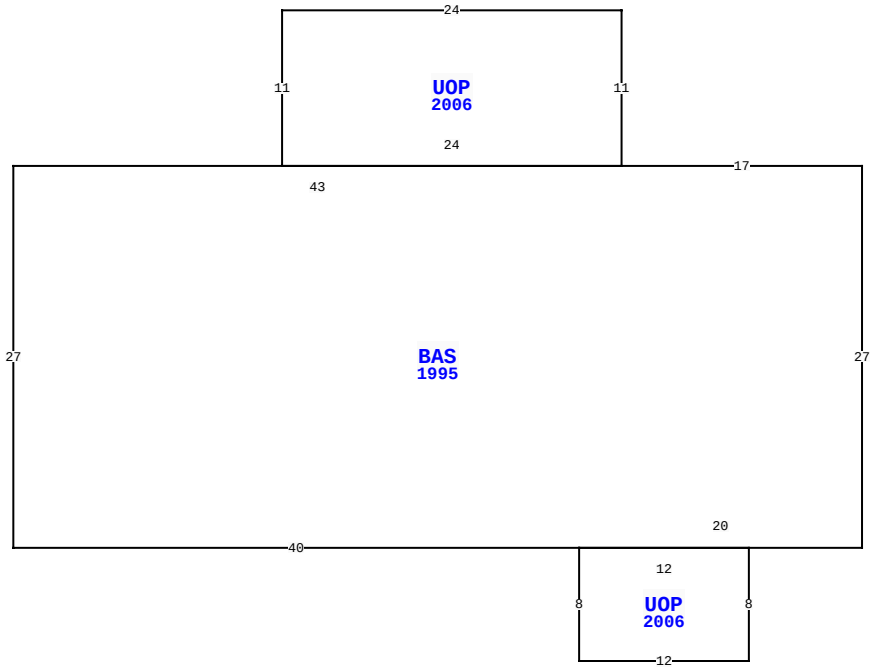
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
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	1,620	100	1,620	48,739
UOP	96	25	24	722
UOP	264	25	66	1,986
TOTALS	1,980		1,710	51,447

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,710	122.8000	85.96	146,992	1995	1995	0	0	0	65.00	35.00

1 M/H 94+ – 100% - 1987 Heated Area: 1620 HX Base Yr 1987



2567 RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		51,447
TOTAL MARKET OB/XF VALUE		3,394
TOTAL LAND VALUE - MARKET		69,000
TOTAL MARKET VALUE		123,841
SOH/AGL Deduction		58,317
ASSESSED VALUE		65,524
TOTAL EXEMPTION VALUE	HX HB	40,524
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		123,841
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		100,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1907/1183	9/24/2013	WD	U	I	11	100
GRANTOR: MANGES HARRY E						
GRANTEE: BROWN MARY K						
1180/0922	10/14/2003	WD	U	I	07	100
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: BROWN MARY K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W17 UOP=[YR=2006] N11 W24 S11 E24 $ W43 S27 E40 UOP=[YR=2006] S8 E12 N8 W12 $ E20 N27 $.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1995	1995	3	79	1,580	
3	0510	GARAGE WD-	0	100	30	12	360.00	SF	14.00	14.00	100	2003	2003	3	36	1,814	

LAND DESCRIPTION

TOTAL OB/XF 3,394

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.30	AC		1.00	1.00	1.00	30,000.00	30,000.00	69,000							

REVIEW DATE 08/29/2019 BY TWA Total Acres: 2.30 Total Land Value: 69,000 Market: 0 Agricultural: 0 Common: 69,000 PRINTED 08/02/2023 BY SYS