

PT OF S1/2 OF SE1/4
OF SE1/4 PT OR 1375/1861
1996 SKYL TW/MH

SMITH ROBERT R/SMITH EDWARD A ET AL
2428 RUBY DRIVE
HILLIARD, FL 32046

2024

09-2N-23-0000-0005-0010



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	PAGE 1 of 2																																	
Exterior Wall	05	AVERAGE 100	0900	01	3,061	84.4560	105.57	323,150	1984	1994	0	0	0	14.25	85.75	VALUATION SUMMARY																																	
Roof Structur	03	GABLE/HIP 100	1 SNGL FAM - 100% - 2006										Heated Area: 2689			HX Base Yr 2006																																	
Roof Cover	03	COMP SHNGL 100																																															
Interior Wall	05	DRYWALL 100											Tax Group: 6								Tax Dist:																												
Interior Floo	14	CARPET 90											BUILDING MARKET VALUE								375,188																												
Interior Floo	07	CORK/VTILE 10											TOTAL MARKET OB/XF VALUE								66,095																												
Air Condition	03	CENTRAL 100											TOTAL LAND VALUE - MARKET								367,008																												
Heating Type	04	AIR DUCTED 100											TOTAL MARKET VALUE								513,479																												
Bedrooms		4 100											SOH/AGL Deduction								203,882																												
Bathrooms		2 100											ASSESSED VALUE								309,597																												
Frame	02	WOOD FRAME 100											TOTAL EXEMPTION VALUE								HX HB	50,000																											
Stories	2.	2. 100											BASE TAXABLE VALUE								259,597																												
Units		0 100											TOTAL JUST VALUE								808,291																												
BUD8 Adjustme	06	DIST 1D 100											NCON VALUE								0																												
Occupancy	00	NONE 100											INCOME VALUE																																				
Quality	01	Quality Level 01																			PREVIOUS YEAR MKT VALUE			795,853																									
DOR CODE	5000	IMPROVED AG																																															
MAP NUM		MKT AREA																																															
NEIGHBORHOOD/LOC	9001.00																																																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																													
BAL	84	15	13	1,176																																													
BAS	1,369	100	1,369	123,930																																													
BAS	312	100	312	28,244																																													
FOP	90	30	27	2,444																																													
FOP	414	30	124	11,226																																													
FST	195	55	107	9,686																																													
FUS	1,008	100	1,008	91,251																																													
UST	224	45	101	9,144																																													
TOTALS	3,696		3,061	277,101																																													
EXTRA FEATURES					2432 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	0200	BARN WD 0-	0	100	0	0	1,888.00	SF	20.00	20.00	100	1965	1965	3	20	7,552																																	
2	0681	POLE SHED	0	0	17	24	408.00	SF	15.00	15.00	100	1965	1965	3	20	1,224																																	
3	0681	POLE SHED	0	0	14	20	280.00	SF	15.00	15.00	100	1965	1965	3	20	840																																	
4	0940	SHEDS/PORT	0	0	8	16	128.00	SF	20.10	20.10	100	1985	1985	3	20	515																																	
5	1242	WD DECK A	0	0	16	16	256.00	SF	8.00	8.00	100	2002	2002	3	20	410																																	
6	0201	BARN WD 10	0	100	40	36	1,440.00	SF	17.00	17.00	100	2002	2002	3	30	7,344																																	
7	0680	POLE SHED	0	0	25	20	500.00	SF	10.00	10.00	100	1992	1992	3	20	1,000																																	
8	0812	CONCRETE C	0	100	0	0	4,946.00	SF	4.00	4.00	100	2004	2004	3	84	16,619																																	
9	0812	CONCRETE C	0	0	0	0	2,720.00	SF	4.00	4.00	100	1992	1992	3	64	6,963																																	
10	0861	POOL GUNIT	0	100	28	15	420.00	SF	85.00	85.00	100	2008	2008	3	52	18,564																																	
LAND DESCRIPTION					TOTAL OB/XF										61,031																																		
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	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000																																
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	9.00	AC		1.00	1.00	1.00	370.00	370.00	3,330																																
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	20.00	AC		1.00	1.00	1.00	415.00	415.00	8,300																																
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	2.98	AC		1.00	1.00	1.00	190.00	190.00	566																																
5	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	31.98	AC		1.00	1.00	1.20	8,000.00	9,600.00	307,008																																
REVIEW DATE					04/13/2020					BY					TWA					Total Acres: 33.98					Total Land Value: 72,196					Market: 307,008					Agricultural: 12,196					Common: 60,000					PRINTED 08/06/2024 BY SYS				

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BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	08	SHT VINYL 40
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
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100
		1,932
		85,132
DCK	48	15
		7
		309
FSP	442	60
		265
		11,677
UOP	90	25
		22
		970
TOTALS	2,512	2,226
		98,087

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,226	122.4000	91.80	204,347	1996	2001	0	0	52.00	48.00
2 M/H 94+ - 0% - 2006											
Heated Area: 1932											
HX Base Yr 2006											
10 9 UOP 2007 10 9 41 19 BAS 2007 27 13 24 FSP 2007 34 13 34 2 13 6 8 DCK 2007 6 19											
BLD DATE XF DATE						LGL DATE LAND DATE					
						06/13/2023MLU					