LOTS 10 & 19
PT OF 825/149
DAVIS HILLS SUB PB 5/7

SWAIN ELIZABETH J & ROBERT E III
37168 RUBY DR
HILLIARD, FL 32046

2024

09-3N-24-2460-0010-0000

BUILDING CHARACTERISTICS

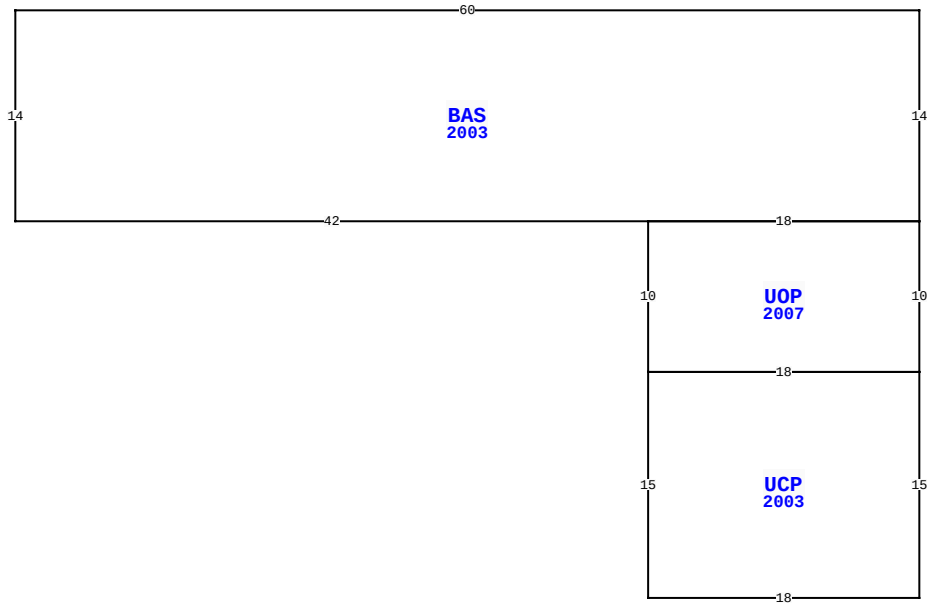
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	840	17,993
UCP	270	20	54	1,157
UOP	180	25	45	964
TOTALS	1,290		939	20,114

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	939	102.0000	71.40	67,045	1977	1977	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2024 Heated Area: 840 HX Base Yr 2024



37168 RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		20,114
TOTAL MARKET OB/XF VALUE		3,240
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		59,054
SOH/AGL Deduction		0
ASSESSED VALUE		59,054
TOTAL EXEMPTION VALUE	HX HB	34,054
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		59,054
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		57,977

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20180149	SWIM POOL	0	07/06/2018

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2653/104	7/11/2023	QC	U	I	11	100

GRANTOR: DAVIS JAMES C JR & GA

GRANTEE: SWAIN ELIZABETH J &

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W60 S14 E42 UOP=[YR=2007] S10 UCP=[YR=2003] S15 E18 N15 W18 $ E18 N10 W18 $ E18 N14 $.

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
1	0940	SHEDS/PORT	0	100	24	10	240.00	SF	30.00	30.00	100	2010	2010	3	45	3,240	

LAND DESCRIPTION

TOTAL OB/XF 3,240

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	0006	R-2	100.00	240.00	100.00	FF	2	1.19	1.00	1.19	300.00	357.00	35,700							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/06/2024 BY SYS