LOT 41
DAVIS HILLS SUB PB 5/7

BLOODWORTH MICHAEL DALTON/BLOODWORTH MICHAEL HENRY
37201 RUBY DRIVE
HILLIARD, FL 32046

2024

09-3N-24-2460-0041-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 90
Exterior Wall	19	COMMON BRK 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

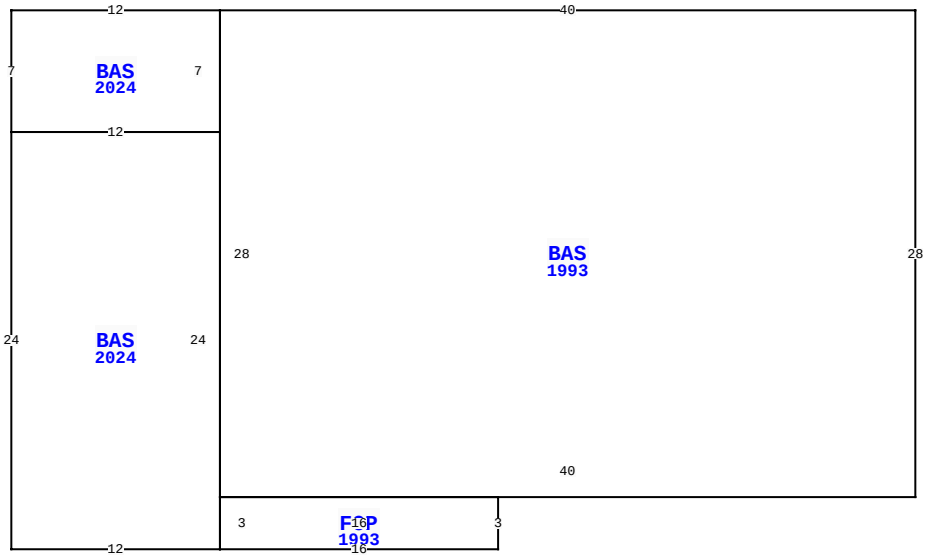
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1,120	131,166
BAS	84	100	84	9,837
BAS	288	100	288	33,728
FOP	48	30	14	1,640
TOTALS	1,540		1,506	176,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,506	131.4933	124.92	188,130	1974	2015	0	0	0	6.25	93.75

1 SINGLE FAM – 100% - 2024 Heated Area: 1492 HX Base Yr 2024



37201 RUBY DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		176,372
TOTAL MARKET OB/XF VALUE		913
TOTAL LAND VALUE - MARKET		30,000
TOTAL MARKET VALUE		207,285
SOH/AGL Deduction		0
ASSESSED VALUE		207,285
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		157,285
TOTAL JUST VALUE		207,285
NCON VALUE		29,305
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		144,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
0605085	CARPORT	0	05/18/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2682/659	12/01/2023	WD	Q	I	01	277,500
GRANTOR: CONNER DEVELOPMENT GR						
GRANTEE: BLOODWORTH MICHAEL						
2630/0477	3/15/2023	WD	Q	I	01	170,000
GRANTOR: YOUNG NEIL D						
GRANTEE: CONNER DEVELOPMENT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W40 S28 E40 N28 $
BAS=[YR=2024;ORIG=-52,7] S24 E12 N24 W12 $
BAS=[YR=2024;ORIG=-40,0] W12 S7 E12 N7 $
FOP=[YR=1993;ORIG=-40,31] E16 N3 W16 S3 $
.

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	0810	CONCRETE A	0	100	12	36	432.00	SF	6.50	6.50	100	1980	1980	3	32.5	913	

LAND DESCRIPTION

TOTAL OB/XF 913

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	000100	C	SFR	100	0006	R-2	100.00	120.00	100.00	FF		1.00	1.00	1.00	300.00	300.00	30,000							

REVIEW DATE 05/16/2024 BY WWA Total Acres: 0.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS