



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 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
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,148	100	1,148	126,830
BAS	180	100	180	19,886
BAS	476	100	476	52,588
TOTALS	1,804		1,804	199,305

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0510	GARAGE WD-	0 100	26	50	1,300.00	SF	35.00	35.00	100	1988
2	0803	ASPHALT C	0 100	0	0	5,584.00	SF	2.00	2.00	100	1998
3	0861	POOL GUNIT	0 100	0	0	540.00	SF	85.00	85.00	100	1996
4	0845	KOOL DECK	0 100	0	0	765.00	SF	7.25	7.25	100	1996
5	0810	CONCRETE A	0 100	0	0	189.00	SF	6.50	6.50	100	1997

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.46	AC	1.00

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,804	113.3100	141.64	255,519	1967	1997	0	0	22.00	78.00
1 SNGL FAM - 100% - 2020											
Heated Area: 1804											
HX Base Yr 2020											
17 28 BAS 2005 28 17 41 28 BAS 1993 28 41 18 10 BAS 2005 10 18											
2800 RUBY DR, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1 6
VALUATION BY		STANDARD	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		199,305	
TOTAL MARKET OB/XF VALUE		28,754	
TOTAL LAND VALUE - MARKET		43,800	
TOTAL MARKET VALUE		271,859	
SOH/AGL Deduction		69,084	
ASSESSED VALUE		202,775	
TOTAL EXEMPTION VALUE		50,000	
BASE TAXABLE VALUE		152,775	
TOTAL JUST VALUE		271,859	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		263,796	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2316/0921	10/30/2019	WD	Q	I	01	232,000	
GRANTOR: AYCOCK JAMES D II & K							
GRANTEE: ERNST JARED E							
2151/1743	10/09/2017	SW	Q	I	01	198,000	
GRANTOR: RIVER CITY HOLDINGS L							
GRANTEE: AYCOCK JAMES D II &							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W41 BAS=[YR=2005] W17 S28 E17 N28 \$ S28 E2											
BAS=[YR=2005] S10 E18 N10 W18 \$ E39 N28 \$.											