

IN OR 2136/1748
PARCELS 16-3 & 16-4
EX 15.43 X 210(EAST SIDE 16-3)

RIEDEL RICKIE & ELIZABETH/
2718 RUBY DR
HILLIARD, FL 32046

2024

10-2N-23-0000-0016-0030



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 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	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	2 100	
Bathrooms	1.5 100	
Frame	03	MASONRY 100
Stories	1. 1. 100	
Units	0 100	
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100

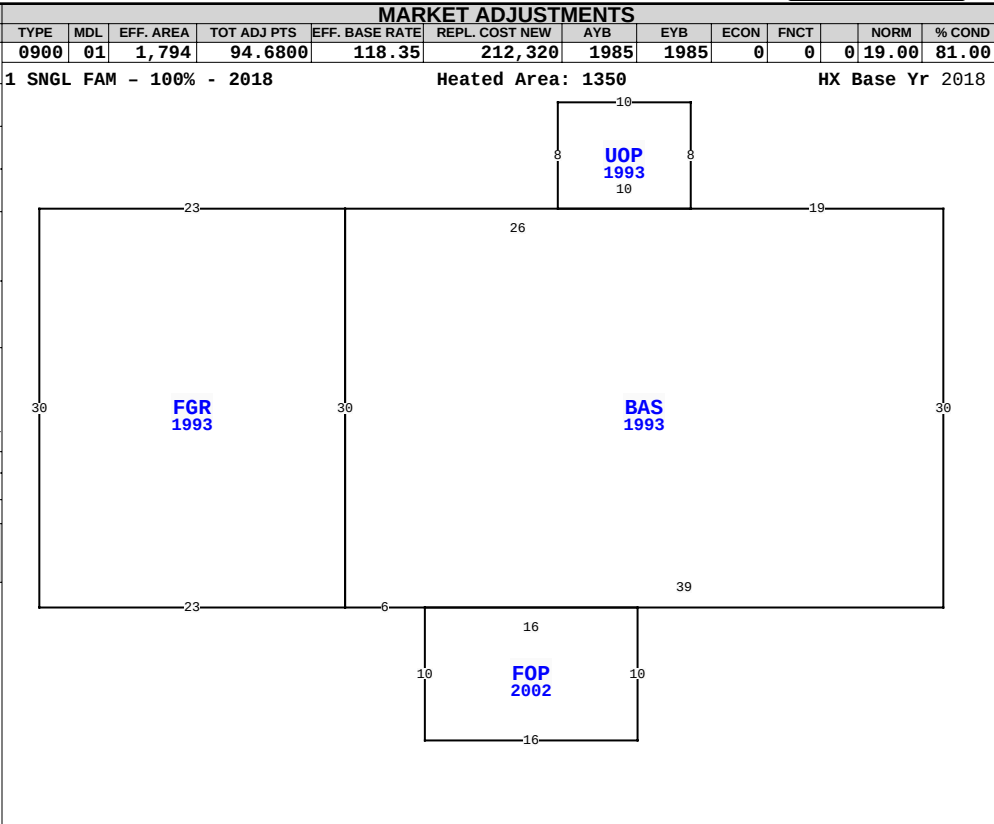
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,350	100	1,350	129,416
FGR	690	55	380	36,428
FOP	160	30	48	4,602
UOP	80	20	16	1,534

TOTALS	2,280	1,794	171,979
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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	49	31	1,519.00	SF	70.00	70.00	100	1993
2	0811	CONCRETE B	0 100	40	22	880.00	SF	5.20	5.20	100	1997
3	0810	CONCRETE A	0 100	40	6	240.00	SF	6.50	6.50	100	2019
4	0680	POLE SHED	0 100	22	10	220.00	SF	10.00	10.00	100	2019

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	152.00	216.00	1.24	AC	1.00



2718 RUBY DR, HILLIARD	BLD DATE	LGL DATE	06/13/2023	MLU
	XF DATE	LAND DATE		
	INC DATE	AG DATE		

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	0510	GARAGE WD-	0 100	49	31	1,519.00	SF	70.00	70.00	100	1993	1993	3	20	21,266	
2	0811	CONCRETE B	0 100	40	22	880.00	SF	5.20	5.20	100	1997	1997	3	73	3,340	
3	0810	CONCRETE A	0 100	40	6	240.00	SF	6.50	6.50	100	2019	2019	3	98	1,529	
4	0680	POLE SHED	0 100	22	10	220.00	SF	10.00	10.00	100	2019	2019	3	90	1,980	

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	152.00	216.00	1.24	AC	1.00

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											
VALUATION BY										STANDARD	
Tax Group: 6										Tax Dist:	
BUILDING MARKET VALUE										171,979	
TOTAL MARKET OB/XF VALUE										28,115	
TOTAL LAND VALUE - MARKET										37,050	
TOTAL MARKET VALUE										237,144	
SOH/AGL Deduction										83,563	
ASSESSED VALUE										153,581	
TOTAL EXEMPTION VALUE										50,000	
BASE TAXABLE VALUE										103,581	
TOTAL JUST VALUE										237,144	
NCON VALUE										0	
INCOME VALUE											
PREVIOUS YEAR MKT VALUE										229,723	

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2136/1748	7/28/2017	WD	Q	I	02	175,000	
GRANTOR: WILLIS LIONEL L & NOR							
GRANTEE: RIEDEL RICKIE & ELI							
1985/1566	6/03/2015	WD	Q	I	02	165,000	
GRANTOR: BARBER JAMES & LADONN							
GRANTEE: WILLIS LIONEL L & N							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W19 UOP=[YR=1993] N8 W10 S8 E10 \$ W26											
FGR=[YR=1993] W23 S30 E23 N30 \$ S30 E6 FOP=[YR=2002] S10											
E16 N10 W16 \$ E39 N30 \$.											