



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	01	MINIMUM 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	4	100
Bathrooms	2	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
BUD8 Adjustme	06	DIST 1D 100

Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
MAP NUM		MKT AREA
		09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,280	100	2,280	143,312
UCP	687	20	137	8,611
UOP	473	25	118	7,417
UST	40	55	22	1,383
TOTALS	3,480		2,557	160,723

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	
2	0510	GARAGE WD-	0	0	39	30	1,170.00	SF	35.00	35.00	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	13.20	13.20	
4	0681	POLE SHED	0	0	30	16	480.00	SF	15.00	15.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.90	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,557	139.6800	104.76	267,871	2007	2007	0	0	40.00	60.00
1 M/H 94+ - 0% - 0											
Heated Area: 2280											
HX Base Yr											
2623 RUBY DR, HILLIARD											
BLD DATE XF DATE INC DATE											
LGL DATE LAND DATE AG DATE											
06/13/2023 MLU											

TOTAL OB/XF											
18,730											

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18,730											

NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY		STANDARD	
VALUATION BY		Tax Group: 6	
Tax Group: 6		Tax Dist:	
BUILDING MARKET VALUE		160,723	
TOTAL MARKET OB/XF VALUE		18,730	
TOTAL LAND VALUE - MARKET		57,000	
TOTAL MARKET VALUE		236,453	
SOH/AGL Deduction		16,558	
ASSESSED VALUE		219,895	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		219,895	
TOTAL JUST VALUE		236,453	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		231,405	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21659	CARPORT	11,880	07/01/2008
R11421	REPAIR/RRF	800	07/01/2008
C4968	CO ISSUED	0	07/01/2007
MH4968	MH MOVE-ON	0	07/01/2007
M13101	MECH OTHER	0	07/01/2007
P12550	OTHER	0	07/01/2007

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1503/1148	6/05/2007	QC U	I		06	97,800	
GRANTOR: MANGES HARRY E & MART							
GRANTEE: BENTON JEFFREY A							
0910/0847	12/06/1999	AD U	I			35,000	
GRANTOR: MANGES HARRY & MARTHA							
GRANTEE: BENTON JEFFREY & CH							

BUILDING NOTES											
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BUILDING DIMENSIONS											
UOP=[YR=2007] W39 UCP=[YR=2007] W13 N12 W24 S24 BAS=[YR=2007] S30 E76 N30 UST=[YR=2007] N5 W8 S5 E8\$ W76\$ E28 N5 E9 N7\$ S7 W9 S5 E40 N5 E8 N7\$.											

TOTAL OB/XF											
18,730											