

CASTLEBERRY DONNA K &/SMITH EDWARD A
2616 RUBY DR
HILLIARD, FL 32046

10-2N-23-0000-0016-0060

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION		
Exterior Wall	30	VINYL 100		
Roof Structure	03	GABLE/HIP 100		
Roof Cover	12	MODULAR MT 100		
Interior Wall	05	DRYWALL 100		
Interior Floor	14	CARPET 80		
Interior Floor	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 Units	1.	1. 100 0 100		
Quality	03	Quality Level 03		
DOR CODE	5000	IMPROVED AG		
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	109,549
UOP	128	25	32	1,538
UOP	360	25	90	4,324
UST	48	55	26	1,249
TOTALS	2,816		2,428	116,660

EXTRA FEATURES

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	0937	WELL	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
3	0510	GARAGE WD-	0	100	0	1,224.00	SF	35.00	35.00	100	1997	1997	3	25	10,710	
4	0940	SHEDS/PORT	0	100	16	256.00	SF	20.10	20.10	100	1984	1984	3	20	1,029	
5	0940	SHEDS/PORT	0	100	16	192.00	SF	30.00	30.00	100	1984	1984	3	20	1,152	
6	0681	POLE SHED	0	100	16	240.00	SF	15.00	15.00	100	1997	1997	3	25	900	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	60,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	9.01	AC		1.00	1.00	1.00	370.00	370.00	3,334							
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	9.01	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,190							

REVIEW DATE 04/13/2020 BY TWA Total Acres: 11.01 Total Land Value: 63,334 Market: 171,190 Agricultural: 3,334 Common: 60,000 PRINTED 08/06/2024 BY SYS

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,428	123.2000	92.40	224,347	1998	2003	0	0	0 48.00	52.00
1 M/H 94+ - 100% - 2008 Heated Area: 2280 HX Base Yr 2008											

UST 2007

UOP 2007

BAS 2007

UOP 2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1447/0422	9/26/2006	WD	U	I	07	100

GRANTOR: JOYNER MADLYN L

GRANTEE: SMITH RICHARD J & L

1375/1861 12/21/2005 QC U I 01 100

GRANTOR: SMITH LAVERLIA &

GRANTEE: SMITH ROBERT R ETAL

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25UOP=[YR=2007] N8W16N6W20 S6UST=[YR=2007]
S8E6N8W6\$E6S8E30\$W51 S30E42UOP=[YR=2007] S8E16N8W16\$E34 N30\$.

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6		Tax Dist:
BUILDING MARKET VALUE		116,660
TOTAL MARKET OB/XF VALUE		25,791
TOTAL LAND VALUE - MARKET		231,190
TOTAL MARKET VALUE		205,785
SOH/AGL Deduction		119,744
ASSESSED VALUE		86,041
TOTAL EXEMPTION VALUE		50,000
BASE TAXABLE VALUE		36,041
TOTAL JUST VALUE		373,641
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		362,439

PERMIT NUM DESCRIPTION AMT ISSUED

C4972 CO ISSUED 0 07/01/2007

E19642 ELEC OTHER 0 07/01/2007

MH4972 MH MOVE-ON 0 07/01/2007

P12571 OTHER 0 07/01/2007

E962501 CHNGE SRVC 0 03/01/1996

7795 MH MOVE-ON 1,500 05/02/1989

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