TRACTS 5 & 6
IN OR 2117/1648
1987 HYAT DW/MH

DAVIS KAREN MAXINE
2727 RUBY DR
HILLIARD, FL 32046

2024

10-2N-23-1900-0005-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

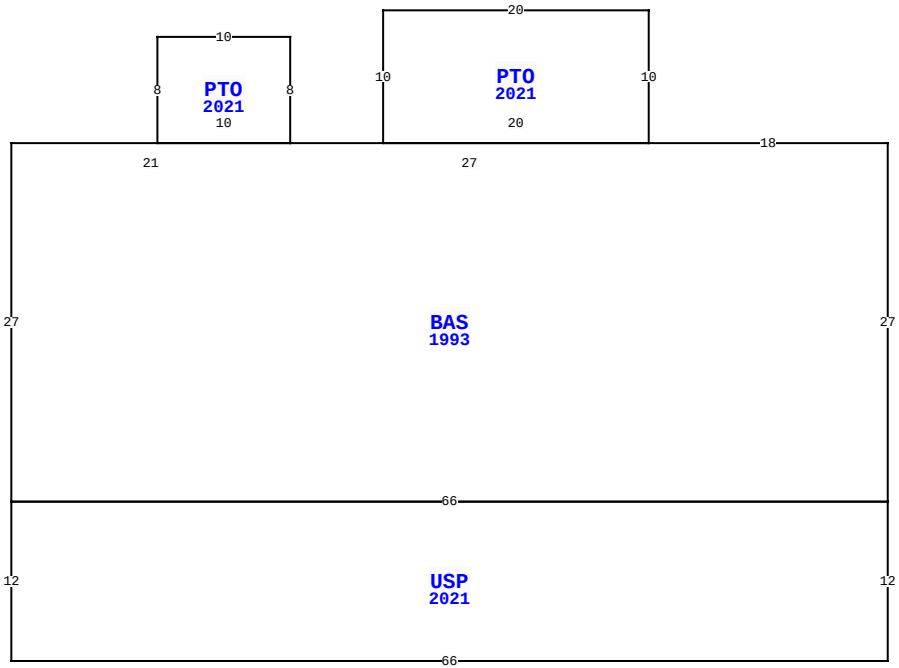
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1,782	70,922
PTO	80	5	4	159
PTO	200	5	10	398
USP	792	50	396	15,761
TOTALS	2,854		2,192	87,240

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,192	123.6000	86.52	189,652	1987	2000	0	0	0	54.00	46.00

1 M/H 93- – 100% - 2019 Heated Area: 1782 HX Base Yr 2019



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

2727 RUBY DR, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		87,240
TOTAL MARKET OB/XF VALUE		5,451
TOTAL LAND VALUE - MARKET		63,900
TOTAL MARKET VALUE		156,591
SOH/AGL Deduction		74,642
ASSESSED VALUE		81,949
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,949
TOTAL JUST VALUE		156,591
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,083

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514683	REPAIR/RRF	0	11/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1648	4/28/2017	SW	U	I	18	46,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DAVIS KAREN MAXINE						
2092/0238	12/20/2016	SW	U	I	11	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=2021] N10 W20 S10 E20$ W27
PTO=[YR=2021] N8 W10 S8 E10$ W21 S27 USP=[YR=2021] S12 E66
N12 W66$ E66 N27$.

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	0940	SHEDS/PORT	0	100	8	6	48.00	SF	20.10	20.10	100	1987	1987	3	20	193	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	62	2,170	
3	1242	WD DECK A	0	100	0	0	332.00	SF	10.00	10.00	100	2021	2021	3	93	3,088	

LAND DESCRIPTION

TOTAL OB/XF 5,451

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.13	AC		1.00	1.00	1.00	30,000.00	30,000.00	63,900							

REVIEW DATE 08/12/2021 BY TWX Total Acres: 2.13 Total Land Value: 63,900 Market: 0 Agricultural: 0 Common: 63,900 PRINTED 08/06/2024 BY SYS