PT NW1/4 OF NW1/4 IN SEC 15 &
PT NE1/4 OF NE1/4 IN
SEC 16-2N-23

BENTON JEFFREY A SR & LITIA E
2623 RUBY DRIVE
HILLIARD, FL 32046

2024

15-2N-23-0000-0006-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

RUBY DR, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 6

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 6	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	3,504
TOTAL LAND VALUE - MARKET	50,400
TOTAL MARKET VALUE	53,904
SOH/AGL Deduction	11,205
ASSESSED VALUE	42,699
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	42,699
TOTAL JUST VALUE	53,904
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	53,949

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1907/1185	3/05/2014	WD	U	V	37	10,000
GRANTOR: BROWN MARY K						
GRANTEE: BENTON JEFFREY A SR						
1907/1183	9/24/2013	WD	U	I	11	100
GRANTOR: MANGES HARRY E						
GRANTEE: BROWN MARY K						

BUILDING NOTES

BUILDING DIMENSIONS

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	0	20	14	280.00	SF	30.00	30.00	100	1990	1990	3	20	1,680	
2	0681	POLE SHED	0	0	19	13	247.00	SF	15.00	15.00	100	1990	1990	3	20	741	
3	0810	CONCRETE A	0	0	20	14	280.00	SF	6.50	6.50	100	1990	1990	3	59.5	1,083	

LAND DESCRIPTION

TOTAL OB/XF 3,504

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	000115	C	SFR ACRES	0	0005	OR	0.00	0.00	1.68	AC		1.00	1.00	1.00	30,000.00	30,000.00	50,400							

REVIEW DATE 04/13/2020 BY TWA Total Acres: 1.68 Total Land Value: 50,400 Market: 0 Agricultural: 0 Common: 50,400 PRINTED 08/06/2024 BY SYS