

IN OR 1983/543
1-4 IN SEC 16 &
5-2 IN SEC 9

HARRIS WADE L & THERESA L/
2429 RUBY DRIVE
HILLIARD, FL 32046

2024

16-2N-23-0000-0001-0040



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structure	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floor	14	CARPET 70
Interior Floor	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100

Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,878	100	1,878	189,431
FGR	656	55	361	36,414
FOP	204	30	61	6,153
FSP	240	40	96	9,683
FUS	240	100	240	24,208

TOTALS	3,218		2,636	265,888
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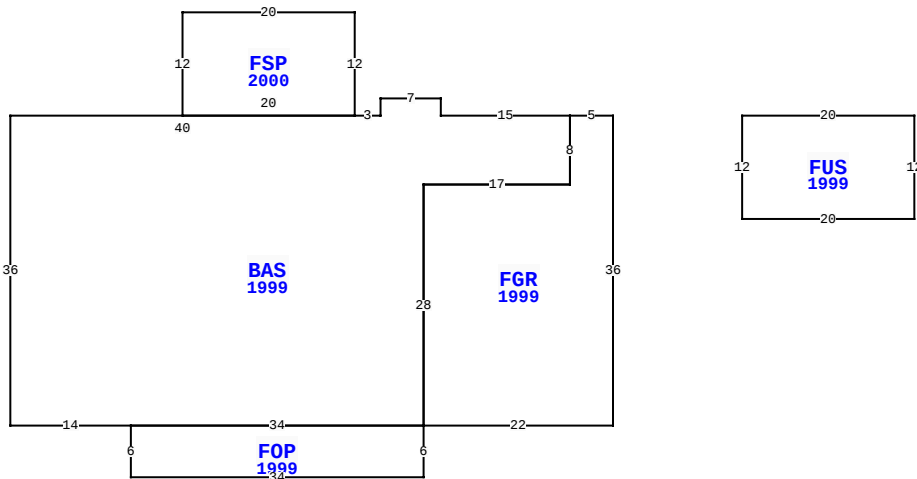
EXTRA FEATURES

L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES
1	0940	SHEDS/PORT	0 100	14	16	224.00	SF	20.10	20.10	100	1980	1980	3	20	900	
2	0861	POOL GUNIT	0 100	0	0	310.00	SF	85.00	85.00	100	1999	1999	3	23	6,061	
3	0845	KOOL DECK	0 100	0	0	670.00	SF	7.25	7.25	100	1999	1999	3	77	3,740	
4	0500	FP-PRE FAB	0 100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	83	2,905	
5	0940	SHEDS/PORT	0 100	14	10	140.00	SF	20.10	20.10	100	1999	1999	3	20	563	
6	0910	SCRN RM L	0 100	45	30	1,350.00	SF	15.00	15.00	100	2000	2000	3	20	4,050	
7	0510	GARAGE WD-	0 100	30	20	600.00	SF	35.00	35.00	100	1999	1999	3	27	5,670	
8	0855	CONC PAVER	0 100	0	0	846.00	SF	10.00	10.00	100	2010	2010	3	91	7,699	

LAND DESCRIPTION

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	100	0005	OR	0.00	0.00	3.11	AC		1.00	1.00	1.20	25,000.00	30,000.00	93,300							
2	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.98	AC		1.00	1.00	1.20	30,000.00	36,000.00	71,280							

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0900	01	2,636	98.4096	123.01	324,254	1999	1999	0	0	0	18.00	82.00	
2 SNGL FAM - 100% - 2000					Heated Area: 2118					HX Base Yr 2000			



NASSAU COUNTY PROPERTY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		265,888
TOTAL MARKET OB/XF VALUE		31,588
TOTAL LAND VALUE - MARKET		164,580
TOTAL MARKET VALUE		462,056
SOH/AGL Deduction		249,628
ASSESSED VALUE		212,428
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		162,428
TOTAL JUST VALUE		462,056
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		452,027

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B996011	SWIM POOL	20,432	01/04/1999
B985359	NEW CONSTR	118,000	09/01/1998

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1983/0542	4/30/2015	QC	U	I	11	100
GRANTOR: MANGES HARRY E						
GRANTEE: HARRIS WADE L & THE						
1983/0543	3/05/2015	QC	U	I	11	100
GRANTOR: HARRIS WADE L & THERE						
GRANTEE: HARRIS WADE L & THE						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W5 BAS=[YR=1999] W15 N2 W7 S2 W3
FSP=[YR=2000] N12 W20 S12 E20 \$ W40 S36 E14 FOP=[YR=1999]
S6 E34 N6 W34 \$ E34 N28 E17 N8 \$ S8 W17 S28 E22 N36 \$ PTR=
E15 FUS=[YR=1999] E20 S12 W20 N12 \$ W15 \$.