PT OF SECS 9 & 16
IN OR 931/139
R235646 & R235647

HARRIS CARL E
PO BOX 432
HILLIARD, FL 32046-0432

2024

16-2N-23-0000-0001-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

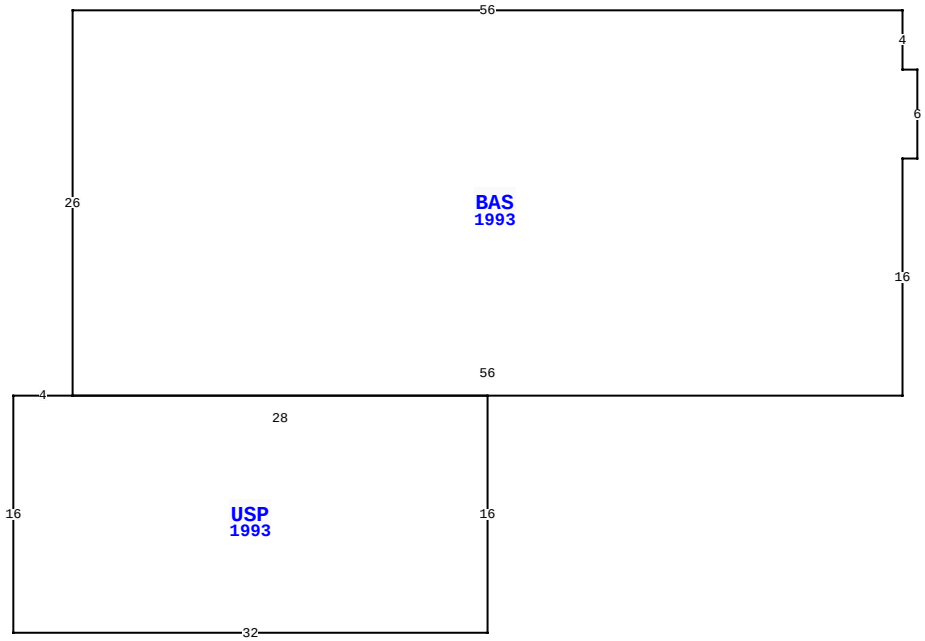
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 90
Interior Wall	05	DRYWALL 10
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 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	1,462	100	1,462	35,369
USP	512	50	256	6,193
TOTALS	1,974		1,718	41,562

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,718	115.2000	80.64	138,540	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2001 Heated Area: 1462 HX Base Yr 2001



BLD DATE	
XF DATE	
INC DATE	
LGL DATE	
LAND DATE	06/16/2023 MLU
AG DATE	

2435 RUBY DR, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		41,562
TOTAL MARKET OB/XF VALUE		8,508
TOTAL LAND VALUE - MARKET		162,336
TOTAL MARKET VALUE		212,406
SOH/AGL Deduction		150,275
ASSESSED VALUE		62,131
TOTAL EXEMPTION VALUE	HX HB WR	42,131
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		212,406
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,536

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0931/0139	5/04/2000	WD	U	I	05	54,000
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: HARRIS CARL & MARIL						
0918/0049	2/03/2000	CT	U	I	05	100
GRANTOR: CHOLERTON BRUCE E & P						
GRANTEE: MANGES HARRY & MART						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W1 N4 W56 S26 USP=[YR=1993] W4 S16 E32 N16 W28 $ E56 N16 E1 N6 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	58	2,030	
2	1242	WD DECK A	0	100	15	12	180.00	SF	10.00	10.00	100	2000	2000	3	20	360	
3	1242	WD DECK A	0	100	11	8	88.00	SF	10.00	10.00	100	2000	2000	3	20	176	
4	0811	CONCRETE B	0	100	0	0	570.00	SF	5.20	5.20	100	2000	2000	3	79	2,342	
5	0681	POLE SHED	0	100	40	30	1,200.00	SF	15.00	15.00	100	1960	1960	3	20	3,600	

LAND DESCRIPTION

TOTAL OB/XF 8,508

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	0007	OR	0.00	0.00	7.12	AC		1.00	1.00	1.20	19,000.00	22,800.00	162,336							

REVIEW DATE 01/06/2023 BY WWA Total Acres: 7.12 Total Land Value: 162,336 Market: 0 Agricultural: 0 Common: 162,336 PRINTED 08/06/2024 BY SYS