IN OR 2002/242
2016 LIOH SW/MH

BROWN ALEX L
2555 RUBY DR
HILLIARD, FL 32046

2024

16-2N-23-0000-0001-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

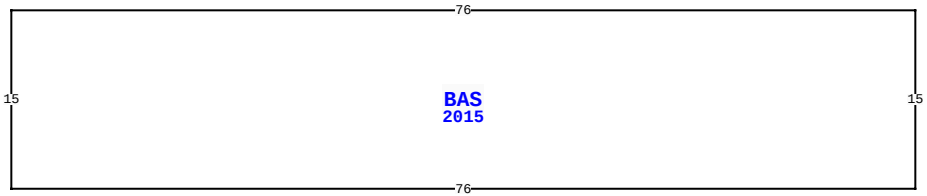
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	1,140	79,207
TOTALS	1,140		1,140	79,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	115.8000	86.85	99,009	2015	2015	0	0	0	20.00	80.00

2 M/H 94+ – 100% - 2016 Heated Area: 1140 HX Base Yr 2016



NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		79,207
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		55,500
TOTAL MARKET VALUE		134,707
SOH/AGL Deduction		53,617
ASSESSED VALUE		81,090
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		31,090
TOTAL JUST VALUE		134,707
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,047

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155681	MH MOVE-ON	0	10/30/2015
MH155681	CO ISSUED	0	10/12/2015
C5061	CO ISSUED	0	03/16/2009
MH5061	MH MOVE-ON	0	04/01/2008
P13186	OTHER	0	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2002/0242	9/09/2015	WD	U	I	11	100
GRANTOR: BROWN MARY K						
GRANTEE: BROWN ALEX L						
1561/1919	4/18/2008	QC	U	V	07	100
GRANTOR: BROWN MARY K						
GRANTEE: BROWN ALEX L						

BLD DATE	03/20/2009 DJ	LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

2555 RUBY DR, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W76 S15 E76 N15$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	30,000.00	30,000.00	55,500							

REVIEW DATE 04/13/2020 BY TWA Total Acres: 1.85 Total Land Value: 55,500 Market: 0 Agricultural: 0 Common: 55,500 PRINTED 08/06/2024 BY SYS