E 660 FT OF LOT 13 &
E 330 FT OF LOT 15 &
W 400 FT OF LOT 19

TOWN OF HILLIARD
P O BOX 249
HILLIARD, FL 32046-0249

2025

04-3N-24-2020-0013-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8000	VAC GOVERNMENTAL	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	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	05/12/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 — 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		240,250
TOTAL MARKET VALUE		240,250
SOH/AGL Deduction		103,850
ASSESSED VALUE		136,400
TOTAL EXEMPTION VALUE	04	136,400
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		240,250
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		124,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0172/0330	2/11/1974	WD	Q	V	01	0
GRANTOR: BELL JOHN Q & GRACE C						
GRANTEE: TOWN OF HILLIARD						
0172/0327	1/01/1974	QC	Q	V		19,000
GRANTOR: OWENS-ILLINOIS INC						
GRANTEE: BELL JOHN Q & GRACE						

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	008900	C	MUNICIPAL	0		A-1	0.00	0.00	15.50	AC		1.00	1.00	1.00	15,500.00	15,500.00	240,250							

REVIEW DATE 05/12/2025 BY MLU Total Acres: 15.50 Total Land Value: 240,250 Market: 0 Agricultural: 0 Common: 240,250 PRINTED 07/30/2025 BY SYS