W 660 FT OF LOT 21
IN OR 172 PG 329
CORNWALL SURVEY

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

2025

04-3N-24-2020-0021-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	8001	V GV W/XFOB	
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

37499 RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		0
TOTAL MARKET OB/XF VALUE		19,440
TOTAL LAND VALUE - MARKET		97,500
TOTAL MARKET VALUE		116,940
SOH/AGL Deduction		12,343
ASSESSED VALUE		104,597
TOTAL EXEMPTION VALUE	04	104,597
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		116,940
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		95,088

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0172/0329	1/01/1974	WD	Q	V		5,000

GRANTOR:

GRANTEE:

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	0351	CARPORT MT	0	0	80	30	2,400.00	SF	7.20	7.20	100	2021	2021	3	90	15,552	
2	0351	CARPORT MT	0	0	30	20	600.00	SF	7.20	7.20	100	2021	2021	3	90	3,888	

LAND DESCRIPTION

TOTAL OB/XF 19,440

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	5.00	AC		1.00	1.00	1.00	19,500.00	19,500.00	97,500							

REVIEW DATE 08/04/2022 BY TWWW Total Acres: 5.00 Total Land Value: 97,500 Market: 0 Agricultural: 0 Common: 97,500 PRINTED 07/30/2025 BY SYS