

PT OF S1/2 OF SE1/4
OF SE1/4 PT OR 1375/1861
1996 SKYL TW/MH

SMITH ROBERT R/SMITH EDWARD A ET AL
2428 RUBY DRIVE
HILLIARD, FL 32046

2025

09-2N-23-0000-0005-0010



BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structur	03	GABLE/HIP 100			
Roof Cover	03	COMP SHNGL 100			
Interior Wall	05	DRYWALL 100			
Interior Floo	14	CARPET 90			
Interior Floo	07	CORK/VTILE 10			
Air Condition	03	CENTRAL 100			
Heating Type	04	AIR DUCTED 100			
Bedrooms		4 100			
Bathrooms		2 100			
Frame	02	WOOD FRAME 100			
Stories		2. 100			
Units		0 100			
BUD8 Adjustme	06	DIST 1D 100			
Occupancy	00	NONE 100			
Quality	01	Quality Level 01			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAL	84	15	2005	13	1,235
BAS	1,369	100	1993	1,369	130,105
BAS	312	100	2005	312	29,652
FOP	90	30	1993	27	2,566
FOP	414	30	2005	124	11,785
FST	195	55	2007	107	10,169
FUS	1,008	100	2007	1,008	95,797
UST	224	45	1993	101	9,598
TOTALS	3,696			3,061	290,907

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,061	84.4560	111.48	341,240	1984	1994		0	0	14.75	85.25

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SNGL FAM - 100% - 2006

Heated Area: 2689

HX Base Yr 2006

NASSAU COUNTY PROPERTY					PAGE 1 of 2		6
VALUATION SUMMARY							
VALUATION BY				STANDARD			
Tax Group: 6				Tax Dist:			
BUILDING MARKET VALUE				397,440			
TOTAL MARKET OB/XF VALUE				83,080			
TOTAL LAND VALUE - MARKET				396,196			
TOTAL MARKET VALUE				562,216			
SOH/AGL Deduction				217,690			
ASSESSED VALUE				344,526			
TOTAL EXEMPTION VALUE				HX HB 50,722			
BASE TAXABLE VALUE				293,804			
TOTAL JUST VALUE				876,716			
NCON VALUE				0			
INCOME VALUE							
PREVIOUS YEAR MKT VALUE				808,291			

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BUILDING CHARACTERISTICS					
ELEMENT	CD	CONSTRUCTION			
Exterior Wall	05	AVERAGE 100			
Roof Structure	03	GABLE/HIP 100			
Roof Cover	12	MODULAR MT 100			
Interior Wall	05	DRYWALL 100			
Interior Floor	14	CARPET 60			
Interior Floor	08	SHT VINYL 40			
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			
Quality	03	Quality Level 03			
DOR CODE	5000	IMPROVED AG			
MAP NUM		MKT AREA			09
NEIGHBORHOOD/LOC	9001.00				
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,932	100	2007	1,932	92,462
DCK	48	15	2007	7	335
FSP	442	60	2007	265	12,683
UOP	90	25	2007	22	1,053
TOTALS	2,512			2,226	106,533

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	2,226	122.4000	104.04	231,593	1996	2001	0	0	54.00	46.00
2 M/H 94+ - 0% - 2006											
Heated Area: 1932											
HX Base Yr 2006											
Diagram showing property boundaries and area calculations. The main lot is 41' wide and 27' deep. A smaller lot is 6' wide and 8' deep. The total area is 1932 sq ft. The diagram includes labels for UOP (2007), BAS (2007), DCK (2007), and FSP (2007).											

NASSAU COUNTY PROPERTY										PAGE 2 of 2		6
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INCOME VALUE												
PREVIOUS YEAR MKT VALUE								808,291				