LOT 34
IN OR 235 PG 650
DAVIS HILLS SUB PB 5/7

PERKINS SHARON R
PO BOX 998
HILLIARD, FL 32046-0998

2025

09-3N-24-2460-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

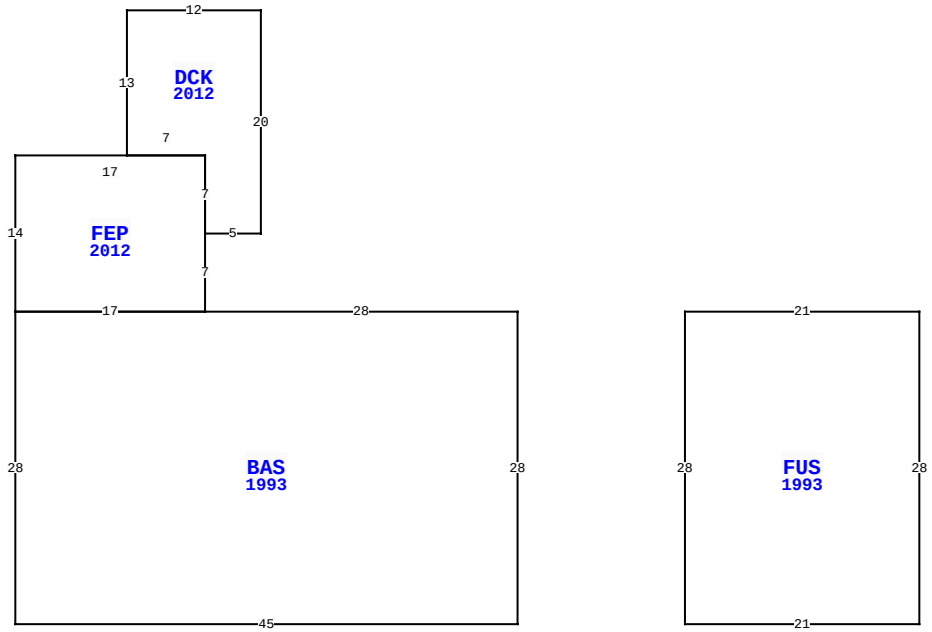
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,260	100	1993	1,260	104,259
DCK	191	10	2012	19	1,572
FEP	238	80	2012	190	15,721
FUS	588	100	1993	588	48,654
TOTALS	2,277			2,057	170,207

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,057	119.6580	119.66	246,141	1973	1973	0	0	0	30.85	69.15

1 SINGLE FAM – 100% - 0 Heated Area: 1848 HX Base Yr 1978



37075 RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		170,207
TOTAL MARKET OB/XF VALUE		12,097
TOTAL LAND VALUE - MARKET		35,000
TOTAL MARKET VALUE		217,304
SOH/AGL Deduction		100,904
ASSESSED VALUE		116,400
TOTAL EXEMPTION VALUE	HX HB DX WX	60,722
BASE TAXABLE VALUE		55,678
TOTAL JUST VALUE		217,304
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,123

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20150020	REPAIR/RRF	0	02/23/2015
01-0879	XFOB	3,848	03/30/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0235/0650	3/01/1977	WD	U	I		31,700
GRANTOR:						
GRANTEE:						
0150/0102	1/01/1973	WD	Q	I		30,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 FEP=[YR=2012] N7 DCK=[YR=2012] E5 N20 W12 S13 E7 S7$ N7 W17 S14 E17$ W17 S28 E45 N28$ PTR= E15 FUS=[YR=1993] E21 S28 W21 N28$ W15$.

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	0812	CONCRETE C	0	100	0	0	1,267.00	SF	4.00	4.00	100	1980	1980	3	30	1,520	
2	0500	FP-PRE FAB	0	100	0	0	2.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	3,080	
3	0510	GARAGE WD-	0	100	24	24	576.00	SF	35.00	35.00	100	1980	1980	3	20	4,032	
4	0825	BRICK	0	100	0	0	225.00	SF	12.50	12.50	100	1980	1980	3	72	2,025	
5	0940	SHEDS/PORT	0	100	20	12	240.00	SF	30.00	30.00	100	2001	2001	3	20	1,440	

LAND DESCRIPTION

TOTAL OB/XF 12,097

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	000100	C	RES	100	0006	R-2	100.00	120.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 06/08/2020 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS