LOT 37 38 & 39
OR 123/196 & OR 152/612
DAVIS HILLS SUB PB5/7

SCUSSELL FRANK D JR
P O BOX 156
HILLIARD, FL 32046-0156

2025

09-3N-24-2460-0037-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	01	NONE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

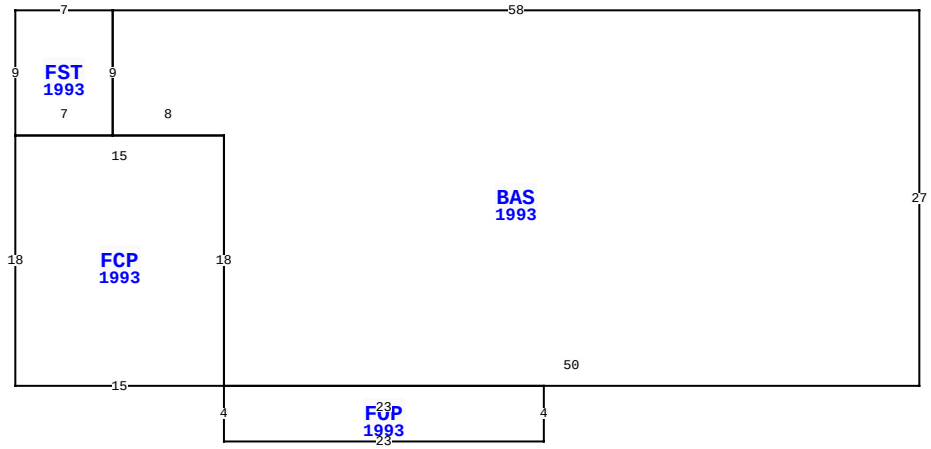
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,422	100	1993	1,422	109,363
FCP	270	25	1993	68	5,230
FOP	92	30	1993	28	2,153
FST	63	55	1993	35	2,692
TOTALS	1,847			1,553	119,438

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,553	118.3200	118.32	183,751	1974	1974	0	0	0	35.00	65.00

1 SINGLE FAM – 100% - 0 Heated Area: 1422 HX Base Yr 1975



37157 RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2025 MLU
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		119,438
TOTAL MARKET OB/XF VALUE		1,540
TOTAL LAND VALUE - MARKET		94,500
TOTAL MARKET VALUE		215,478
SOH/AGL Deduction		124,826
ASSESSED VALUE		90,652
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		39,930
TOTAL JUST VALUE		215,478
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		196,963

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0123/0196	1/01/1972	TA	U	V		1,600

GRANTOR:
GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W58 FST=[YR=1993] W7 S9 FCP=[YR=1993] S18 E15 N18W15$ E7N9$ S9 E8 S18 FOP=[YR=1993] S4 E23 N4W23 $ E50 N27$
.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540	

LAND DESCRIPTION

TOTAL OB/XF 1,540

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	300.00	120.00	300.00	FF		1.00	1.00	0.90	350.00	315.00	94,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 0.00 Total Land Value: 94,500 Market: 0 Agricultural: 0 Common: 94,500 PRINTED 07/30/2025 BY SYS