LOT 42
DAVIS HILLS SUB PB 5/7

POWELL AMANDA J
37223 RUBY DRIVE
HILLIARD, FL 32046

2025

09-3N-24-2460-0042-0000

BUILDING CHARACTERISTICS

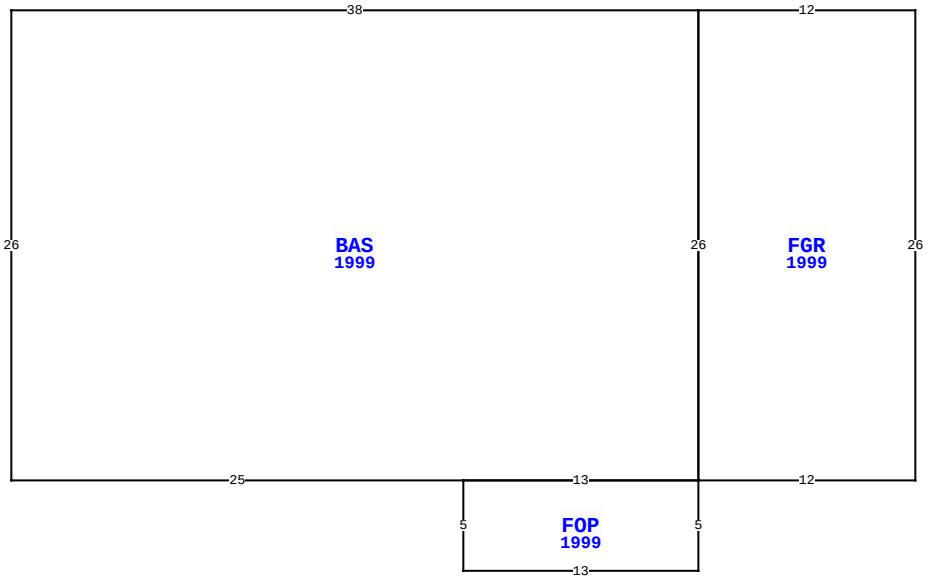
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	988	100	1999	988	105,859
FGR	312	55	1999	172	18,429
FOP	65	30	1999	20	2,143
TOTALS	1,365			1,180	126,431

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,180	118.7200	118.72	140,090	1999	2004	0	0	0	9.75	90.25

1 SINGLE FAM – 0% - 2023 Heated Area: 988 HX Base Yr



37223 RUBY DR, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 3	Tax Dist:
BUILDING MARKET VALUE	126,431
TOTAL MARKET OB/XF VALUE	3,429
TOTAL LAND VALUE - MARKET	35,000
TOTAL MARKET VALUE	164,860
SOH/AGL Deduction	0
ASSESSED VALUE	164,860
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	164,860
TOTAL JUST VALUE	164,860
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	154,281

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210256	REPAIR/RRF	0	12/02/2021
9904052	NEW CONSTR	50,000	04/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2582/0800	7/27/2022	WD	Q	I	02	213,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: POWELL AMANDA J						
2561/0570	3/24/2022	WD	U	I	37	220,600
GRANTOR: SCHMOLDT RAYMON C & M						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W12 BAS=[YR=1999] W38 S26 E25 FOP=[YR=1999] S5 E13 N5 W13$ E13 N26$ S26 E12 N26$.

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	0810	CONCRETE A	0	0	0	0	628.00	SF	6.50	6.50	100	2005	2005	3	84	3,429	

LAND DESCRIPTION

TOTAL OB/XF 3,429

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	0	0006	R-2	100.00	120.00	100.00	FF		1.00	1.00	1.00	350.00	350.00	35,000							

REVIEW DATE 04/27/2022 BY TWA Total Acres: 0.00 Total Land Value: 35,000 Market: 0 Agricultural: 0 Common: 35,000 PRINTED 07/30/2025 BY SYS