LOT 44
IN OR 2031/592
DAVIS HILLS SUB PB 5/7

MAZE JOHN WAYNE
37263 RUBY DR
HILLIARD, FL 32046

2025

09-3N-24-2460-0044-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

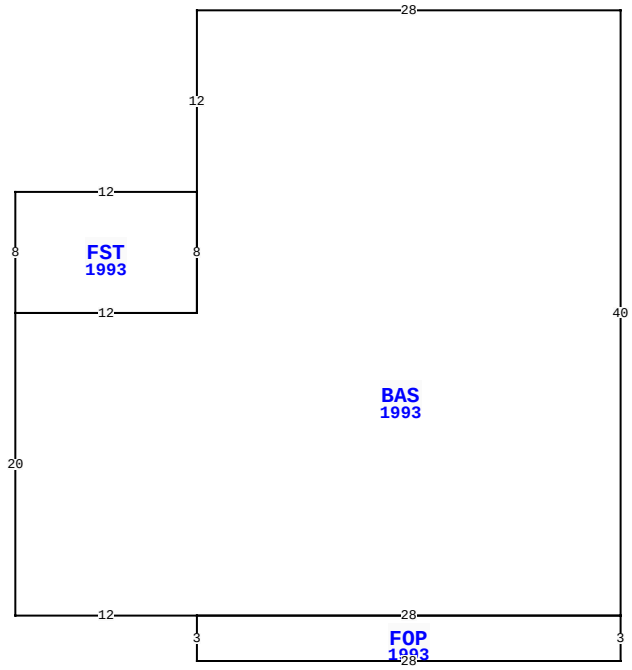
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 06
NEIGHBORHOOD/LOC 6001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,360	100	1993	1,360	121,208
FOP	84	30	1993	25	2,228
FST	96	55	1993	53	4,724
TOTALS	1,540			1,438	128,160

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,438	133.0160	133.02	191,283	1973	1978	0	0	0	33.00	67.00

1 SINGLE FAM – 100% - 2018 Heated Area: 1360 HX Base Yr 2018



37263 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		128,160
TOTAL MARKET OB/XF VALUE		11,919
TOTAL LAND VALUE - MARKET		32,025
TOTAL MARKET VALUE		172,104
SOH/AGL Deduction		57,683
ASSESSED VALUE		114,421
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		63,699
TOTAL JUST VALUE		172,104
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		163,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20090105	CARPORT	350	12/17/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2031/0592	2/29/2016	WD	Q	I	01	102,000
GRANTOR: WELLS JEAN M						
GRANTEE: MAZE JOHN WAYNE						
1272/1686	11/10/2004	WD	Q	I		85,000
GRANTOR: LONG IDA INEZ						
GRANTEE: WELLS ROY E & JEAN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W28 S12 FST=[YR=1993] W12 S8 E12N8$ S8 W12 S20 E12 FOP=[YR=1993] S3 E28 N3W28$ E28 N40$.

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	0811	CONCRETE B	0	100	0	0	780.00	SF	5.20	5.20	100	1980	1980	3	30	1,217	
2	0511	GARAGE CB-	0	100	24	26	624.00	SF	40.00	40.00	100	1982	1982	3	35	8,736	
3	0681	POLE SHED	0	100	24	14	336.00	SF	11.25	11.25	100	2009	2009	3	52	1,966	

LAND DESCRIPTION

TOTAL OB/XF 11,919

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	91.00	120.00	91.50	FF		1.00	1.00	1.00	350.00	350.00	32,025							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 0.00 Total Land Value: 32,025 Market: 0 Agricultural: 0 Common: 32,025 PRINTED 07/30/2025 BY SYS