PT SEC SW1/4 IN SEC 10-2N-23E
IN OR 2554/368
(EX R/W OR 248/530)

PEARSON NATHAN SCOTT
2752 RUBY DR
HILLIARD, FL 32046

2025

10-2N-23-0000-0016-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

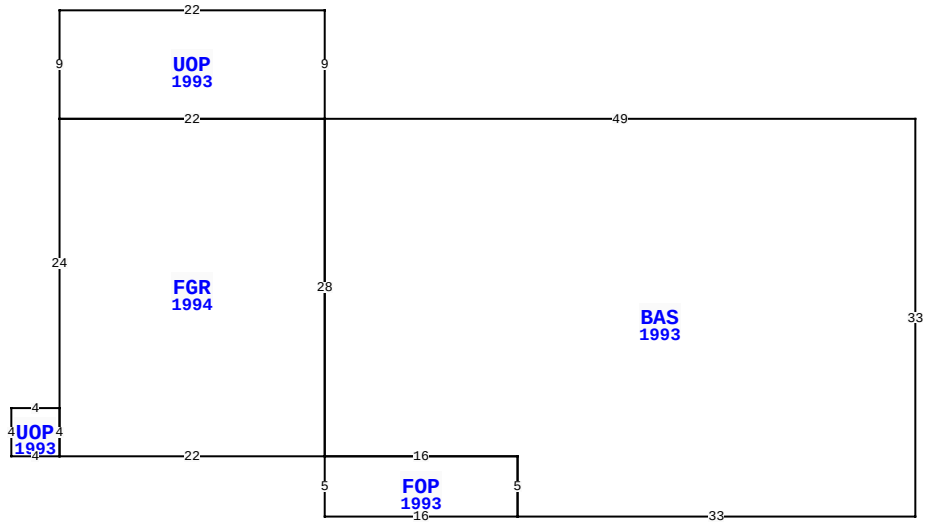
ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 50
Exterior Wall	15	CONC BLOCK 50
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
DOR CODE	0100	SINGLE FAMILY
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	1,537	100	1993	1,537	100,187
FGR	616	55	1994	339	22,098
FOP	80	30	1993	24	1,564
UOP	16	20	1993	3	196
UOP	198	20	1993	40	2,607
TOTALS	2,447			1,943	126,652

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,943	92.6345	92.63	179,980	1973	1973	0	0	0	29.63	70.37

1 SINGLE FAM – 100% - 2023 Heated Area: 1537 HX Base Yr 2023



2752 RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		126,652
TOTAL MARKET OB/XF VALUE		400
TOTAL LAND VALUE - MARKET		36,000
TOTAL MARKET VALUE		163,052
SOH/AGL Deduction		14,200
ASSESSED VALUE		148,852
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		98,130
TOTAL JUST VALUE		163,052
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		145,799

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M951417	H/AC	0	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2554/0368	4/06/2022	WD	Q	I	01	169,000
GRANTOR: AUSTIN STEVEN P						
GRANTEE: PEARSON MATHAN SCOT						
2147/1324	9/07/2017	WD	Q	I	01	94,000
GRANTOR: MG LEHIGH ACRES HOLDI						
GRANTEE: AUSTIN STEVEN P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W49 UOP=[YR=1993] N9 W22 S9 FGR=[YR=1994] S24 UOP=[YR=1993] W4 S4 E4 N4 $ S4 E22 FOP=[YR=1993] S5 E16 N5 W16 $ N28 W22 $ E22 $ S28 E16 S5 E33 N33 $.

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	0751	UOP	0	100	20	10	200.00	SF	10.00	10.00	100	1992	1992	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	0005	OR	0.00	0.00	0.80	AC		1.00	1.00	1.00	45,000.00	45,000.00	36,000							

REVIEW DATE 06/03/2024 BY WWA Total Acres: 0.80 Total Land Value: 36,000 Market: 0 Agricultural: 0 Common: 36,000 PRINTED 07/30/2025 BY SYS