

IN OR 2136/1748
PARCELS 16-3 & 16-4
EX 15.43 X 210(EAST SIDE 16-3)

RIEDEL RICKIE & ELIZABETH/
2718 RUBY DR
HILLIARD, FL 32046

2025

10-2N-23-0000-0016-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 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	2 100
Bathrooms	1.5 100
Frame	03 MASONRY 100
Stories	1. 1. 100
Units	0 100
BUD8 Adjustme	06 DIST 1D 100
Occupancy	00 NONE 100

Quality	01	Quality Level 01	
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	1,350	100	1993	1,350	135,822
FGR	690	55	1993	380	38,231
FOP	160	30	2002	48	4,829
UOP	80	20	1993	16	1,610
TOTALS	2,280			1,794	180,492

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	49	31	1,519.00	SF	70.00	70.00	
2	0811	CONCRETE B	0	100	40	22	880.00	SF	5.20	5.20	
3	0810	CONCRETE A	0	100	40	6	240.00	SF	6.50	6.50	
4	0680	POLE SHED	0	100	22	10	220.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0005	OR	152.00	216.00	1.24	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,794	94.6800	124.98	224,214	1985	1985	0	0	0 19.50	80.50
1 SNGL FAM - 100% - 2018 Heated Area: 1350 HX Base Yr 2018											
2718 RUBY DR, HILLIARD											

2718 RUBY DR, HILLIARD					XF DATE INC DATE					LAND DATE AG DATE		05/21/2025	MLU
UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q	% COND	OB/XF MKT VALUE	NOTES			
1,519.00	SF	70.00	70.00	100	1993	1993	3	20	21,266				
880.00	SF	5.20	5.20	100	1997	1997	3	72	3,295				
240.00	SF	6.50	6.50	100	2019	2019	3	97	1,513				
220.00	SF	10.00	10.00	100	2019	2019	3	87	1,914				

NASSAU COUNTY PROPERTY											
PAGE 1 of 1											
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 6						Tax Dist:					
BUILDING MARKET VALUE						180,492					
TOTAL MARKET OB/XF VALUE						27,988					
TOTAL LAND VALUE - MARKET						55,575					
TOTAL MARKET VALUE						264,055					
SOH/AGL Deduction						106,020					
ASSESSED VALUE						158,035					
TOTAL EXEMPTION VALUE						50,722					
BASE TAXABLE VALUE						107,313					
TOTAL JUST VALUE						264,055					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						237,144					

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2136/1748	7/28/2017	WD	Q	I	02	175,000	
GRANTOR: WILLIS LIONEL L & NOR							
GRANTEE: RIEDEL RICKIE & ELI							
1985/1566	6/03/2015	WD	Q	I	02	165,000	
GRANTOR: BARBER JAMES & LADONN							
GRANTEE: WILLIS LIONEL L & N							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W19 UOP=[YR=1993] N8 W10 S8 E10 \$ W26 FGR=[YR=1993] W23 S30 E23 N30 \$ S30 E6 FOP=[YR=2002] S10 E16 N10 W16 \$ E39 N30 \$.											