PT OF SECS 9 10 15 & 16
PARCELS 5-3 16-5 6-11 & 1-3
2008 HOMI DW/MH

BENTON JEFFREY A
PO BOX 399
CALLAHAN, FL 32011-0399

2025

10-2N-23-0000-0016-0050

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

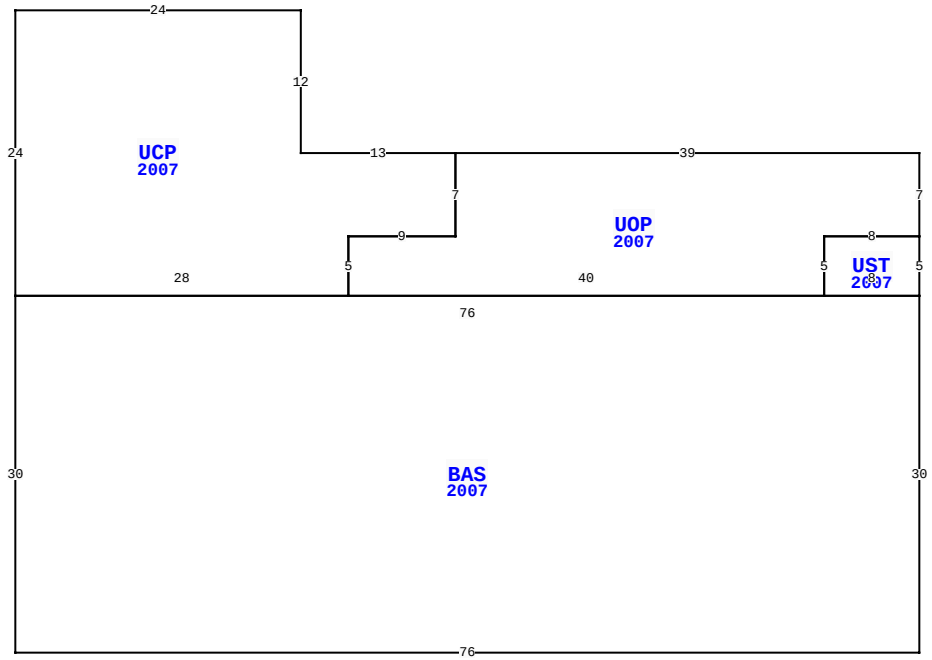
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 60
Roof Cover	01	MINIMUM 40
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
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	2,280	100	2007	2,280	157,008
UCP	687	20	2007	137	9,434
UOP	473	25	2007	118	8,126
UST	40	55	2007	22	1,515
TOTALS	3,480			2,557	176,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,557	139.6800	118.73	303,593	2007	2007	0	0	0	42.00	58.00

1 M/H 94+ – 0% - 0 Heated Area: 2280 HX Base Yr



2623 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	176,084
TOTAL MARKET OB/XF VALUE	17,998
TOTAL LAND VALUE - MARKET	85,500
TOTAL MARKET VALUE	279,582
SOH/AGL Deduction	37,697
ASSESSED VALUE	241,885
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	241,885
TOTAL JUST VALUE	279,582
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	236,453

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B21659	CARPORT	11,880	07/01/2008
R11421	REPAIR/RRF	800	07/01/2008
C4968	CO ISSUED	0	07/01/2007
MH4968	MH MOVE-ON	0	07/01/2007
M13101	MECH OTHER	0	07/01/2007
P12550	OTHER	0	07/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1503/1148	6/05/2007	QC	Q	I	06	97,800
GRANTOR: MANGES HARRY E & MART						
GRANTEE: BENTON JEFFREY A						
0910/0847	12/06/1999	AD	U	I		35,000
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: BENTON JEFFREY & CH						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2007] W39 UCP=[YR=2007] W13 N12 W24 S24 BAS=[YR=2007] S30 E76 N30 UST=[YR=2007] N5 W8 S5 E8$ W76$ E28 N5 E9 N7$ S7 W9 S5 E40 N5 E8 N7$.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2007	2007	3	90	3,150	
2	0510	GARAGE WD-	0	0	39	30	1,170.00	SF	35.00	35.00	100	1996	1996	3	23	9,419	
3	0940	SHEDS/PORT	0	0	12	10	120.00	SF	13.20	13.20	100	1996	1996	3	20	317	
4	0681	POLE SHED	0	0	30	16	480.00	SF	15.00	15.00	100	2014	2014	3	71	5,112	

LAND DESCRIPTION

TOTAL OB/XF 17,998

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	0005	OR	0.00	0.00	1.90	AC		1.00	1.00	1.00	45,000.00	45,000.00	85,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.90 Total Land Value: 85,500 Market: 0 Agricultural: 0 Common: 85,500 PRINTED 07/30/2025 BY SYS