PAR 16-8 IN SEC 10 &
PAR 6-9 IN SEC 15
1987 AMHE SW/MH

PARNELL KURT T & ELVIE O/
2663 RUBY DR
HILLIARD, FL 32046

2025

10-2N-23-0000-0016-0080

BUILDING CHARACTERISTICS

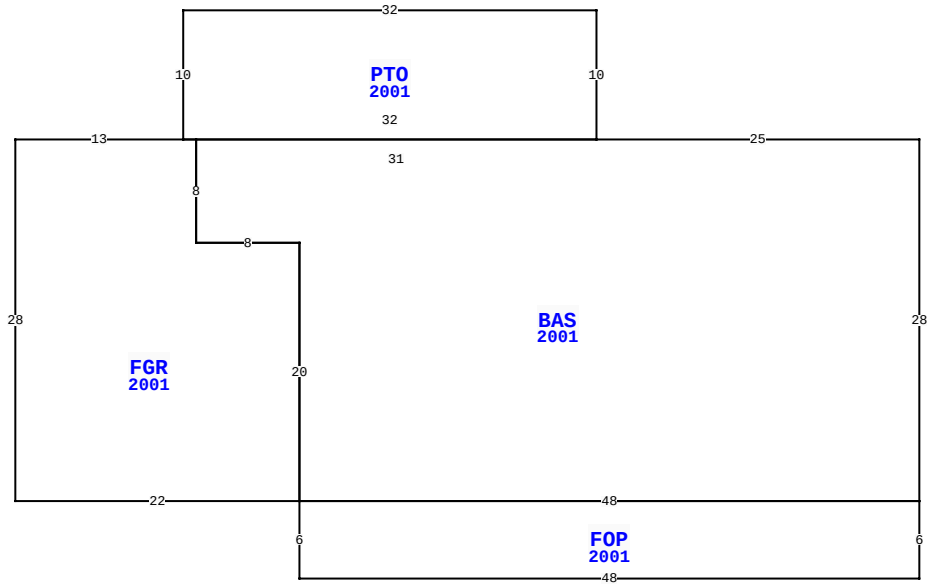
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	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 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,408	100	2001	1,408	134,957
FGR	552	55	2001	304	29,138
FOP	288	30	2001	86	8,243
PTO	320	5	2001	16	1,534
TOTALS	2,568			1,814	173,872

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,814	108.0000	108.00	195,912	2001	2001	0	0	0	11.25	88.75

1 SINGLE FAM – 100% - 0 Heated Area: 1408 HX Base Yr



2663 RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 6

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		193,105
TOTAL MARKET OB/XF VALUE		800
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		283,905
SOH/AGL Deduction		141,195
ASSESSED VALUE		142,710
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		91,988
TOTAL JUST VALUE		283,905
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		258,737

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH145561	CO ISSUED	0	06/09/2014
MH145561	MH MOVE-ON	0	04/01/2014
B018674	NEW CONSTR	84,000	08/01/2001
MHU95894	MH MOVE-ON	0	05/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1003/0921	8/16/2001	WD	U	I	07	100
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: PARNELL KURT & ELVI						
0994/1387	6/28/2001	WD	U	I	10	30,000
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: PARNELL KURT & ELVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W25 PTO=[YR=2001] N10 W32 S10 FGR=[YR=2001] W13 S28 E22 FOP=[YR=2001] S6 E48 N6 W48 $ N20 W8 N8 W1 $ E32 $ W31 S8 E8 S20 E48 N28 $.

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	0351	CARPORT MT	0	100	20	20	400.00	SF	10.00	10.00	100	1996	1996	3	20	800	

LAND DESCRIPTION

TOTAL OB/XF 800

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 06/03/2024 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS

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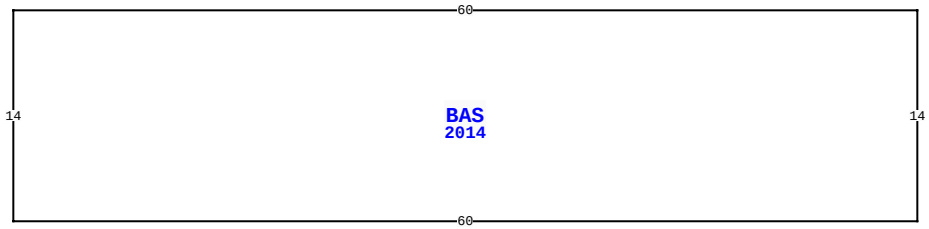
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame		N/A 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
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	840	100	2014	840	19,233
TOTALS	840			840	19,233

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	840	95.4000	76.32	64,109	1987	1987	0	0	0	70.00	30.00

2 M/H 93- – 0% - 0 Heated Area: 840 HX Base Yr



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0994/1387	6/28/2001	WD	U	I	10	30,000
GRANTOR: MANGES HARRY & MARTHA						
GRANTEE: PARNELL KURT & ELVI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2014] W60 S14 E60 N14 $.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/03/2024 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS