TRACTS 5 & 6
IN OR 2117/1648
1987 HYAT DW/MH

DAVIS KAREN MAXINE
2727 RUBY DR
HILLIARD, FL 32046

2025

10-2N-23-1900-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Quality	03	Quality Level 03

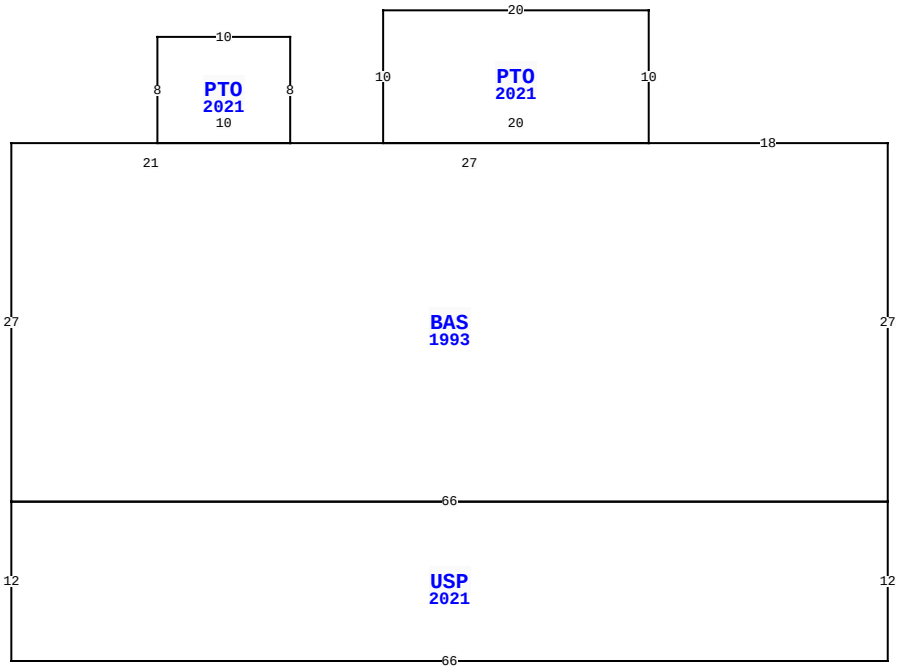
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,782	100	1993	1,782	77,530
PTO	80	5	2021	4	174
PTO	200	5	2021	10	435
USP	792	50	2021	396	17,229
TOTALS	2,854			2,192	95,368

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,192	123.6000	98.88	216,745	1987	2000	0	0	0	56.00	44.00

1 M/H 93- – 100% - 2019 Heated Area: 1782 HX Base Yr 2019



2727 RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		95,368
TOTAL MARKET OB/XF VALUE		5,281
TOTAL LAND VALUE - MARKET		74,550
TOTAL MARKET VALUE		175,199
SOH/AGL Deduction		90,873
ASSESSED VALUE		84,326
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		33,604
TOTAL JUST VALUE		175,199
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		156,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R1514683	REPAIR/RRF	0	11/30/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2117/1648	4/28/2017	SW	U	I	18	46,600
GRANTOR: SECRETARY OF HOUSING						
GRANTEE: DAVIS KAREN MAXINE						
2092/0238	12/20/2016	SW	U	I	11	100
GRANTOR: BANK OF AMERICA NA						
GRANTEE: SECRETARY OF HOUSIN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W18 PTO=[YR=2021] N10 W20 S10 E20$ W27
PTO=[YR=2021] N8 W10 S8 E10$ W21 S27 USP=[YR=2021] S12 E66
N12 W66$ E66 N27$.

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	0940	SHEDS/PORT	0	100	8	6	48.00	SF	20.10	20.10	100	1987	1987	3	20	193	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1987	1987	3	60	2,100	
3	1242	WD DECK A	0	100	0	0	332.00	SF	10.00	10.00	100	2021	2021	3	90	2,988	

LAND DESCRIPTION

TOTAL OB/XF 5,281

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	2.13	AC		1.00	1.00	1.00	35,000.00	35,000.00	74,550							

REVIEW DATE 08/12/2021 BY TWX Total Acres: 2.13 Total Land Value: 74,550 Market: 0 Agricultural: 0 Common: 74,550 PRINTED 07/30/2025 BY SYS