IN OR 2748/1661

DICKS MANDY NICOLE/COX SHIRLEY GRIFFIN
2555 RUBY DR
HILLIARD, FL 32046

2025

16-2N-23-0000-0001-0150

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

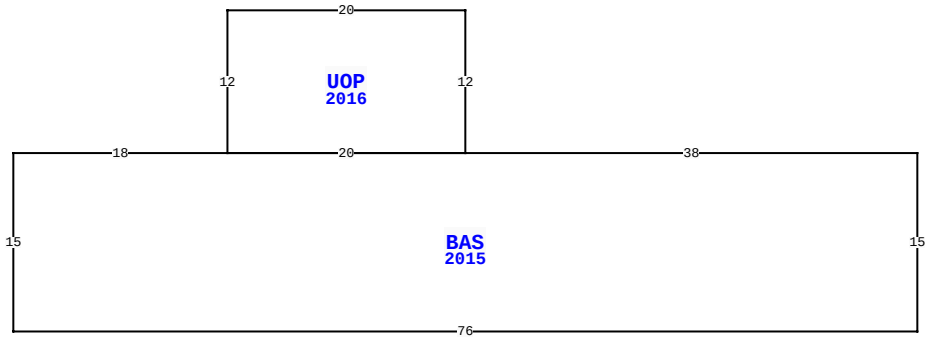
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2015	1,140	116,444
UOP	240	25	2016	60	6,128
TOTALS	1,380			1,200	122,573

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,200	126.5000	107.52	129,024	2015	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2025 Heated Area: 1140 HX Base Yr 2025



2555 RUBY DR, HILLIARD

BLD DATE	03/20/2009 DJ	LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		122,573
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		83,250
TOTAL MARKET VALUE		205,823
SOH/AGL Deduction		0
ASSESSED VALUE		205,823
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		155,101
TOTAL JUST VALUE		205,823
NCON VALUE		34,606
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		134,707

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155681	MH MOVE-ON	0	10/30/2015
MH155681	CO ISSUED	0	10/12/2015
C5061	CO ISSUED	0	03/16/2009
MH5061	MH MOVE-ON	0	04/01/2008
P13186	OTHER	0	04/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2748/1661	10/23/2024	WD	Q	I	01	220,000
GRANTOR: BROWN ALEX L						
GRANTEE: DICKS MANDY NICOLE						
2002/0242	9/09/2015	WD	U	I	11	100
GRANTOR: BROWN MARY K						
GRANTEE: BROWN ALEX L						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W38 W20 W18 S15 E76 N15 $
UOP=[YR=2016;ORIG=-58,0] N12 E20 S12 W20 $
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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
1	000100	C	RES	100	0005	OR	0.00	0.00	1.85	AC		1.00	1.00	1.00	45,000.00	45,000.00	83,250							

REVIEW DATE 03/31/2025 BY WWA Total Acres: 1.85 Total Land Value: 83,250 Market: 0 Agricultural: 0 Common: 83,250 PRINTED 07/30/2025 BY SYS