

PT OF S1/2 OF S1/2 OF SE1/4
OF SE1/4 PT OR 1375/1861
1996 SKYL TW/MH

SMITH ROBERT R/SMITH EDWARD A ET AL
2428 RUBY DRIVE
HILLIARD, FL 32046

2026

09-2N-23-0000-0005-0010



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																
ELEMENT	CD	CONSTRUCTION				TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 2																
Exterior Wall	05	AVERAGE 100				1	SNGL FAM	100% - 2006	Heated Area: 2689	HX Base Yr 2006	VALUATION BY												VALUATION SUMMARY											
Roof Structur	03	GABLE/HIP 100									Tax Group: 6												STANDARD											
Roof Cover	03	COMP SHNGL 100									Tax Dist:																							
Interior Wall	05	DRYWALL 100									BUILDING MARKET VALUE												413,326											
Interior Floo	14	CARPET 90									TOTAL MARKET OB/XF VALUE												81,164											
Interior Floo	07	CORK/VTILE 10									TOTAL LAND VALUE - MARKET												444,136											
Air Condition	03	CENTRAL 100									TOTAL MARKET VALUE												528,227											
Heating Type	04	AIR DUCTED 100									SOH/AGL Deduction												183,034											
Bedrooms		4 100									ASSESSED VALUE												345,193											
Bathrooms		2 100									TOTAL EXEMPTION VALUE												HX HB 51,411											
Frame	02	WOOD FRAME 100									BASE TAXABLE VALUE												293,782											
Stories	2.	2. 100									TOTAL JUST VALUE												938,626											
Units		0 100									NCON VALUE												0											
BUD8 Adjustme	06	DIST 1D 100									INCOME VALUE																							
Occupancy	00	NONE 100									PREVIOUS YEAR MKT VALUE												876,716											

SMITH ROBERT R/SMITH EDWARD A ET AL
2428 RUBY DRIVE
HILLIARD, FL 32046

09-2N-23-0000-0005-0010

[illegible]