LOT 42
DAVIS HILLS SUB PB 5/7

POWELL AMANDA J
37223 RUBY DRIVE
HILLIARD, FL 32046

2026

09-3N-24-2460-0042-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

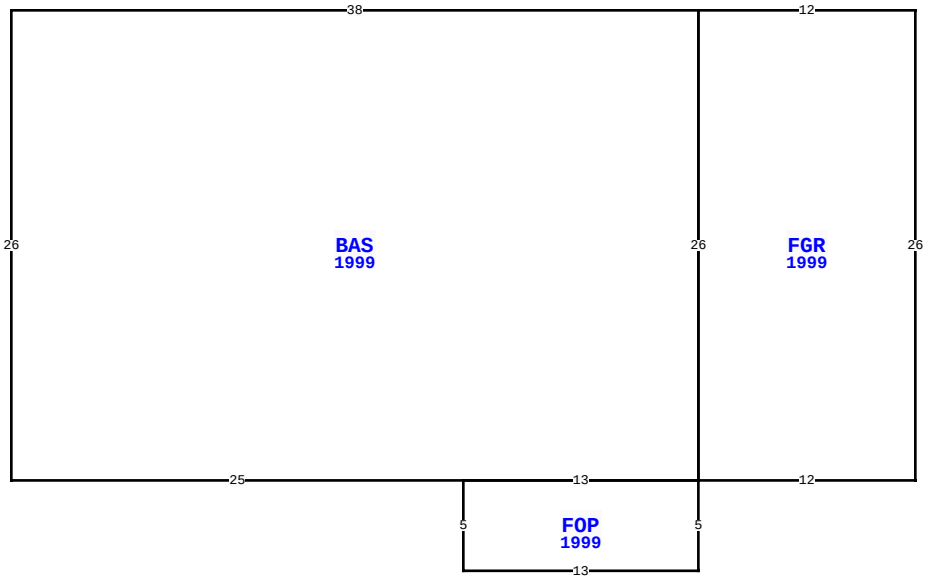
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD 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 06
NEIGHBORHOOD/LOC	6001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	988	100	1999	988	110,540
FGR	312	55	1999	172	19,244
FOP	65	30	1999	20	2,237
TOTALS	1,365			1,180	132,021

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,180	118.7200	124.66	147,099	1999	2004	0	0	0	10.25	89.75

1 SINGLE FAM 100% - 2026 Heated Area: 988 HX Base Yr 2026



37223 RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/11/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		132,021
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		166,521
SOH/AGL Deduction		0
ASSESSED VALUE		166,521
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		115,110
TOTAL JUST VALUE		166,521
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		164,860

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20210256	REPAIR/RRF	0	12/02/2021
9904052	NEW CONSTR	50,000	04/19/1999

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/0800	7/27/2022	WD	Q	I	02	213,000
GRANTOR: OPENDOOR PROPERTY TRU						
GRANTEE: POWELL AMANDA J						
2561/0570	3/24/2022	WD	U	I	37	220,600
GRANTOR: SCHMOLDT RAYMON C & M						
GRANTEE: OPENDOOR PROPERTY T						

BUILDING NOTES

BUILDING DIMENSIONS

FGR=[YR=1999] W12 BAS=[YR=1999] W38 S26 E25 FOP=[YR=1999] S5 E13 N5 W13$ E13 N26$ S26 E12 N26$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	0006	R-2	100.00	120.00	100.00	FF		1.00	1.00	1.00	345.00	345.00	34,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 0.00 Total Land Value: 34,500 Market: 0 Agricultural: 0 Common: 34,500 PRINTED 07/09/2026 BY SYS