LOT 43
DAVIS HILLS SUB PB5/7

LOVELAND ZACHARY
37245 RUBY DRIVE
HILLIARD, FL 32046

2026

09-3N-24-2460-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 90
Exterior Wall	05	AVERAGE 10
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 60
Interior Floo	05	ASPH TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1.5 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	03	DIST HI 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

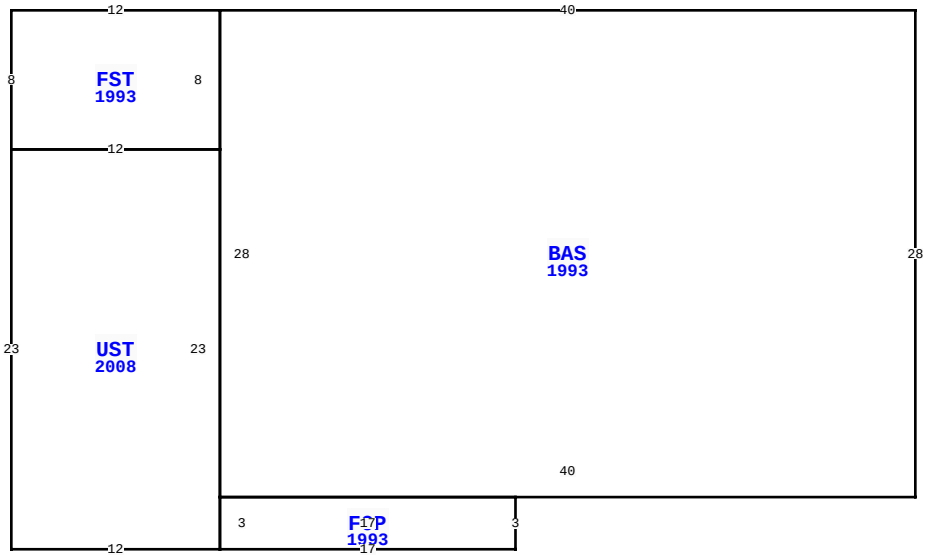
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	06
NEIGHBORHOOD/LOC	6001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,120	100	1993	1,120	100,095
FOP	51	30	1993	15	1,341
FST	96	55	1993	53	4,736
UST	276	45	2008	124	11,082
TOTALS	1,543			1,312	117,255

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,312	126.1520	132.46	173,788	1972	1977	0	0	0	32.53	67.47

1 SINGLE FAM 100% - 2023 Heated Area: 1120 HX Base Yr 2023



37245 RUBY DR, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 3

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 3	Tax Dist:	
BUILDING MARKET VALUE		117,255
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		34,500
TOTAL MARKET VALUE		151,755
SOH/AGL Deduction		6,384
ASSESSED VALUE		145,371
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		93,960
TOTAL JUST VALUE		151,755
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		148,046

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0801003	CARPORT	0	01/22/2008
89-07-00	REPAIR/RRF	1,000	07/07/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2582/1891	8/02/2022	WD	U	I	30	120,000
GRANTOR: LOVELAND KIMBERLY						
GRANTEE: LOVELAND ZACHARY						
1322/1573	6/06/2005	PR	U	I	24	60,000
GRANTOR: LEE PRESTON P/R						
GRANTEE: LOVELAND KIMBERLY						

BUILDING NOTES

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

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W40 S28 E40 N28 $
UST=[YR=2008;ORIG=-52,8] S23 E12 N23 W12 $
FST=[YR=1993;ORIG=-40,0] W12 S8 E12 N8 $
FOP=[YR=1993;ORIG=-40,31] E17 N3 W17 S3 $
.

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	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