IN OR 2316/921

ERNST JARED E
2800 RUBY DRIVE
HILLIARD, FL 32046

2026

10-2N-23-0000-0016-0010

BUILDING CHARACTERISTICS

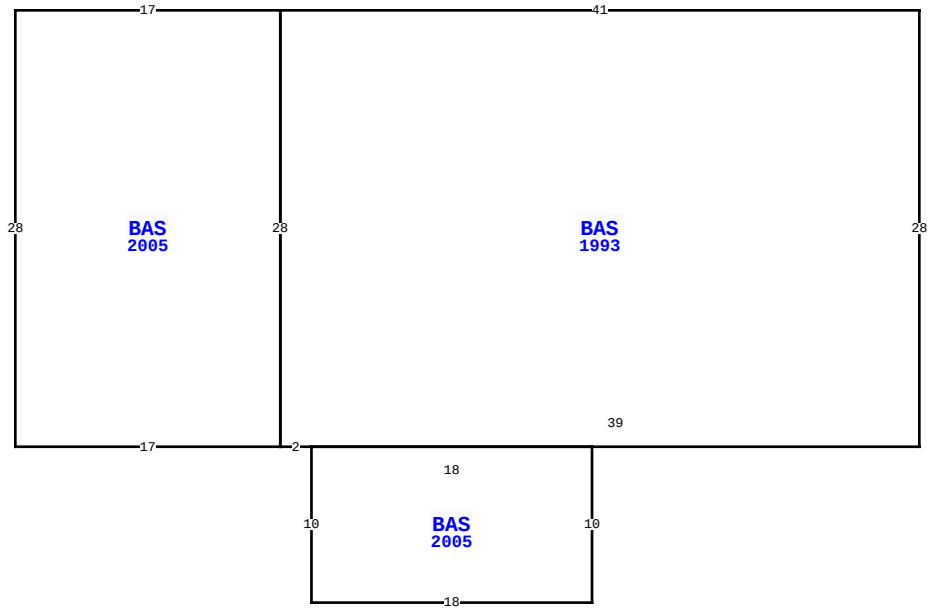
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
DOR CODE	0100	SINGLE FAMILY
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	1,148	100	1993	1,148	138,320
BAS	180	100	2005	180	21,688
BAS	476	100	2005	476	57,352
TOTALS	1,804			1,804	217,359

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,804	113.3100	157.50	284,130	1967	1997	0	0	0	23.50	76.50

1 SNGL FAM 100% - 2020 Heated Area: 1804 HX Base Yr 2020



2800 RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		217,359
TOTAL MARKET OB/XF VALUE		51,600
TOTAL LAND VALUE - MARKET		58,400
TOTAL MARKET VALUE		327,359
SOH/AGL Deduction		113,070
ASSESSED VALUE		214,289
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		162,878
TOTAL JUST VALUE		327,359
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,770

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2316/0921	10/30/2019	WD	Q	I	01	232,000
GRANTOR: AYCOCK JAMES D II & K						
GRANTEE: ERNST JARED E						
2151/1743	10/09/2017	SW	Q	I	01	198,000
GRANTOR: RIVER CITY HOLDINGS L						
GRANTEE: AYCOCK JAMES D II &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W41 BAS=[YR=2005] W17 S28 E17 N28 $ S28 E2
BAS=[YR=2005] S10 E18 N10 W18 $ E39 N28 $.

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	0510	GARAGE WD-	0	100	26	50	1,300.00	SF	35.00	35.00	100	1988	1988	3	20	9,100	
3	0860	POOL/SPA	0	100	0	0	1.00	UT	50,000.00	50,000.00	100	1996	1996	04	85	42,500	

LAND DESCRIPTION

TOTAL OB/XF 51,600

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	1.46	AC		1.00	1.00	1.00	40,000.00	40,000.00	58,400							

REVIEW DATE 03/05/2024 BY WWA Total Acres: 1.46 Total Land Value: 58,400 Market: 0 Agricultural: 0 Common: 58,400 PRINTED 07/09/2026 BY SYS