

IN OR 2136/1748
PARCELS 16-3 & 16-4
EX 15.43 X 210(EAST SIDE 16-3)

RIEDEL RICKIE & ELIZABETH/
2718 RUBY DR
HILLIARD, FL 32046

2026

10-2N-23-0000-0016-0030



BUILDING CHARACTERISTICS	
ELEMENT	CD
Exterior Wall	15 CONC BLOCK 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	12 MODULAR MT 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 60
Interior Floo	11 CLAY 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	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	1,350	100	1993	1,350	142,139
FGR	690	55	1993	380	40,010
FOP	160	30	2002	48	5,054
UOP	80	20	1993	16	1,685
TOTALS	2,280			1,794	188,886

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	100	49	31	1,519.00	SF	70.00	70.00	
4	0680	POLE SHED	0	100	22	10	220.00	SF	10.00	10.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	CONSRV
1	000100	C	RES	100	0005	OR	152.00	216.00	1.24	AC	

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0900	01	1,794	94.6800	131.61	236,108	1985	1985	0	0	20.00	80.00
1 SNGL FAM 100% - 2018 Heated Area: 1350 HX Base Yr 2018											
2718 RUBY DR, HILLIARD											

TOTAL OB/XF											
23,114											

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 6			Tax Dist:
BUILDING MARKET VALUE			188,886
TOTAL MARKET OB/XF VALUE			23,114
TOTAL LAND VALUE - MARKET			49,400
TOTAL MARKET VALUE			261,400
SOH/AGL Deduction			99,098
ASSESSED VALUE			162,302
TOTAL EXEMPTION VALUE			51,411
BASE TAXABLE VALUE			110,891
TOTAL JUST VALUE			261,400
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			264,055

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2136/1748	7/28/2017	WD	Q	I	02	175,000	
GRANTOR: WILLIS LIONEL L & NOR							
GRANTEE: RIEDEL RICKIE & ELI							
1985/1566	6/03/2015	WD	Q	I	02	165,000	
GRANTOR: BARBER JAMES & LADONN							
GRANTEE: WILLIS LIONEL L & N							

BUILDING NOTES											

BUILDING DIMENSIONS											
BAS=[YR=1993] W19 UOP=[YR=1993] N8 W10 S8 E10 \$ W26 FGR=[YR=1993] W23 S30 E23 N30 \$ S30 E6 FOP=[YR=2002] S10 E16 N10 W16 \$ E39 N30 \$.											