PT OF SW 1/4
PT OR 1375/1861
EX 16-10

CASTLEBERRY DONNA K &/SMITH EDWARD A
2616 RUBY DR
HILLIARD, FL 32046

2026

10-2N-23-0000-0016-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

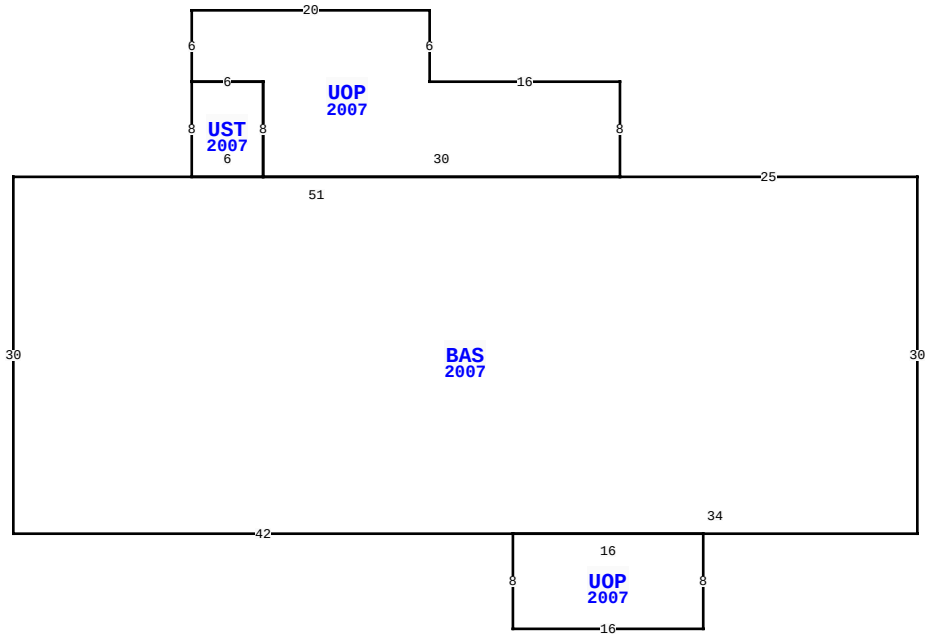
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03
DOR CODE	5000	IMPROVED AG
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	2,280	100	2007	2,280	121,347
UOP	128	25	2007	32	1,703
UOP	360	25	2007	90	4,790
UST	48	55	2007	26	1,384
TOTALS	2,816			2,428	129,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,428	123.2000	110.88	269,217	1998	2003	0	0	0	52.00	48.00

1 M/H 94+ 100% - 2008 Heated Area: 2280 HX Base Yr 2008



2616 RUBY DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	10/29/2024 KBA

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		129,224
TOTAL MARKET OB/XF VALUE		69,047
TOTAL LAND VALUE - MARKET		205,190
TOTAL MARKET VALUE		235,605
SOH/AGL Deduction		127,418
ASSESSED VALUE		108,187
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		56,776
TOTAL JUST VALUE		403,461
NCON VALUE		16,000
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		398,152

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B250009004	NEW AG CM	0	08/12/2025
C4972	CO ISSUED	0	07/01/2007
E19642	ELEC OTHER	0	07/01/2007
MH4972	MH MOVE-ON	0	07/01/2007
P12571	OTHER	0	07/01/2007
E962501	CHNGE SRVC	0	03/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1447/0422	9/26/2006	WD	U	I	07	100
GRANTOR: JOYNER MADLYN L						
GRANTEE: SMITH RICHARD J & L						
1375/1861	12/21/2005	QC	Q	I	01	100
GRANTOR: SMITH LAVERLIA &						
GRANTEE: SMITH ROBERT R ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W25UOP=[YR=2007] N8W16N6W20 S6UST=[YR=2007] S8E6N8W6$E6S8E30$W51 S30E42UOP=[YR=2007] S8E16N8W16$E34 N30$.

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	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
2	0936	SEPTC TANK	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	2007	2007	3	100	6,000	
3	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	1997	1997	3	23	9,660	
4	0940	SHEDS/PORT	0	100	20	18	360.00	SF	20.10	20.10	100	1984	1984	3	20	1,447	
5	0510	GARAGE WD-	0	100	40	18	720.00	SF	35.00	35.00	100	1984	1984	3	20	5,040	
6	0510	GARAGE WD-	0	100	40	20	800.00	SF	35.00	35.00	100	2020	2019	3	84	23,520	
7	0680	POLE SHED	0	100	30	20	600.00	SF	10.00	10.00	100	1998	1997		23	1,380	
8	0680	POLE SHED	0	100	20	50	0.00	SF	10.00	10.00	100	1998	1997		23	0	
9	0680	POLE SHED	0	100	40	40	1,600.00	SF	10.00	10.00	100	2026	2025		100	16,000	

LAND DESCRIPTION

TOTAL OB/XF 69,047

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	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	17,000.00	17,000.00	34,000							
2	006000	A	PASTURE - HA	0		OR	0.00	0.00	9.01	AC		1.00	1.00	1.00	370.00	370.00	3,334							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	9.01	AC		1.00	1.00	1.00	19,000.00	19,000.00	171,190							

REVIEW DATE 01/01/2023 BY CD Total Acres: 11.01 Total Land Value: 37,334 Market: 171,190 Agricultural: 3,334 Common: 34,000 PRINTED 07/09/2026 BY SYS