TRACT 4 & PT OF TRACTS 7 & 8
IN OR 1747/70 & OR 1765/167
& OR 2793/540

JENSEN ALANA STARLING
2771 RUBY DR
HILLIARD, FL 32046

2026

10-2N-23-1900-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

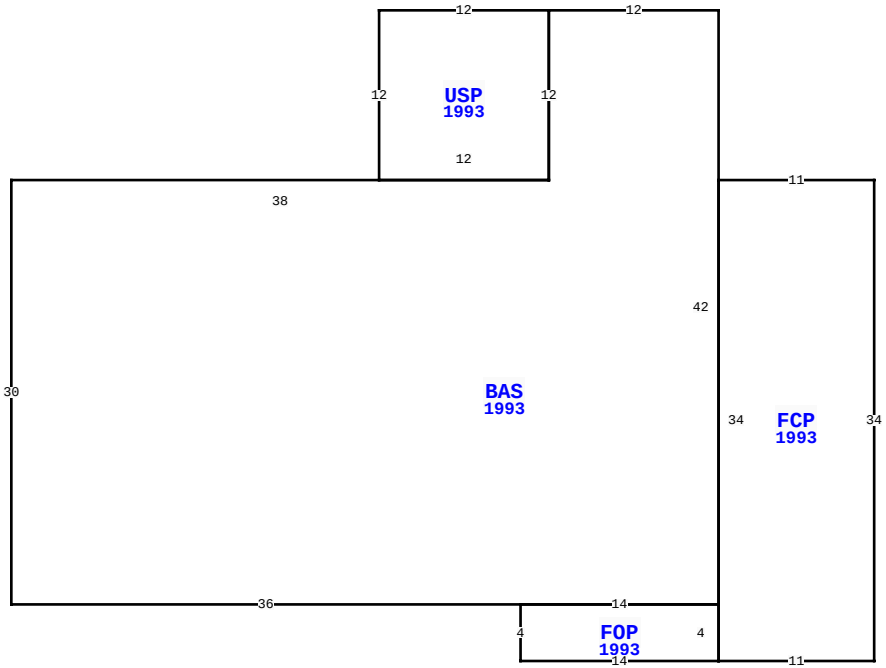
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	11	CLAY TILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	06	DIST 1D 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,644	100	1993	1,644	133,765
FCP	374	25	1993	94	7,648
FOP	56	30	1993	17	1,383
USP	144	30	1993	43	3,498
TOTALS	2,218			1,798	146,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,798	101.3000	106.36	191,235	1978	1978	0	0	0	23.50	76.50

1 SINGLE FAM 100% - 2026 Heated Area: 1644 HX Base Yr 2026



2771 RUBY DR, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		146,295
TOTAL MARKET OB/XF VALUE		1,800
TOTAL LAND VALUE - MARKET		76,400
TOTAL MARKET VALUE		224,495
SOH/AGL Deduction		0
ASSESSED VALUE		224,495
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		173,084
TOTAL JUST VALUE		224,495
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		227,995

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2793/540	6/06/2025	LE	U	I	11	100
GRANTOR: STARLING JOAN C						
GRANTEE: JENSEN ALANA STARLI						
1765/0167	11/17/2011	QC	U	I	11	100
GRANTOR: JENSEN ALANA M						
GRANTEE: STARLING ALLEN E &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W12 USP=[YR=1993] W12 S12 E12 N12 $ S12 W38 S30 E36 FOP=[YR=1993] S4 E14 FCP=[YR=1993] E11 N34 W11 S34 $ N4 W14 $ E14 N42 $.

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	0940	SHEDS/PORT	0	100	20	10	200.00	SF	30.00	30.00	100	1987	1987	3	20	1,200	
2	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	1987	1987	3	20	600	

LAND DESCRIPTION

TOTAL OB/XF 1,800

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	1.91	AC		1.00	1.00	1.00	40,000.00	40,000.00	76,400							

REVIEW DATE 03/21/2024 BY WWA Total Acres: 1.91 Total Land Value: 76,400 Market: 0 Agricultural: 0 Common: 76,400 PRINTED 07/09/2026 BY SYS