PT NE1/4 FRAC SEC 16 PAR 1-10&
PT SE1/4 FRAC SEC 9 PAR 5-5
IN OR 2116/1689

DODDS CARRIE LYNN & KERRY E/
2449 RUBY DRIVE
HILLIARD, FL 32046

2026

16-2N-23-0000-0001-0100

BUILDING CHARACTERISTICS

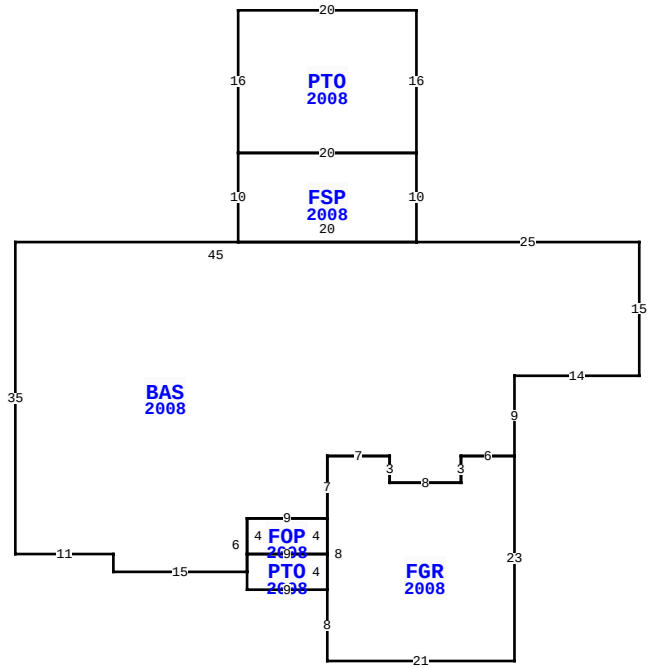
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	08	IRREGULAR 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 60
Interior Floo	11	CLAY TILE 40
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	1,957	100	2008	1,957	254,552
FGR	459	55	2008	252	32,778
FOP	36	30	2008	11	1,431
FSP	200	40	2008	80	10,405
PTO	36	5	2008	2	260
PTO	320	5	2008	16	2,081
TOTALS	3,008			2,318	301,507

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,318	107.2512	149.08	345,567	2008	2008	0	0	0	12.75	87.25

2 SNGL FAM 100% - 2010 Heated Area: 1957 HX Base Yr 2010



2449 RUBY DR, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		301,507
TOTAL MARKET OB/XF VALUE		10,836
TOTAL LAND VALUE - MARKET		112,000
TOTAL MARKET VALUE		424,343
SOH/AGL Deduction		231,282
ASSESSED VALUE		193,061
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		141,650
TOTAL JUST VALUE		424,343
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		424,246

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19604	CO ISSUED	168,762	03/01/2007
E18921	ELEC OTHER	2,000	03/01/2007
R10163	REPAIR/RRF	2,000	03/01/2007
B19604	NEW CONSTR	168,762	03/01/2007
M12765	MECH OTHER	0	03/01/2007
P12219	OTHER	0	03/01/2007

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2116/1689	4/24/2017	WD	U	I	11	100
GRANTOR: DODDS CARRIE LYNN F/K						
GRANTEE: DODDS CARRIE LYNN &						
1751/1603	3/03/2011	QC	U	I	11	100
GRANTOR: KING KEVIN ALAN						
GRANTEE: KING CARRIE LYNN						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2008] W25 FSP=[YR=2008] N10 PTO=[YR=2008] N16 W20 S16 E20 $ W20 S10 E20 $ W45 S35 E11 S2 E15 PTO=[YR=2008] S2 E9 FGR=[YR=2008] S8 E21 N23 W6 S3 W8 N3 W7 S7 FOP=[YR=2008] S4 W9 N4 E9 $ S8$ N4 W9 S2 $ N6 E9 N7 E7 S3 E8 N3 E6 N9 E14 N15 $.

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	24	30	720.00	SF	43.75	43.75	100	1960	1960	3	20	6,300	
4	0681	POLE SHED	0	100	30	12	360.00	SF	15.00	15.00	100	2020	2019		84	4,536	

LAND DESCRIPTION

TOTAL OB/XF 10,836

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	3.50	AC		1.00	1.00	1.00	28,000.00	28,000.00	98,000							
2	000100	C	RES	100	0005	OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	28,000.00	28,000.00	14,000							

REVIEW DATE 06/04/2024 BY WWA Total Acres: 4.00 Total Land Value: 112,000 Market: 0 Agricultural: 0 Common: 112,000 PRINTED 07/09/2026 BY SYS