PT SECS 9 & 16-2N-23E
IN OR 2615/792

SMITH WESLEY
2505 RUBY DRIVE
HILLIARD, FL 32046

2026

16-2N-23-0000-0001-0120

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

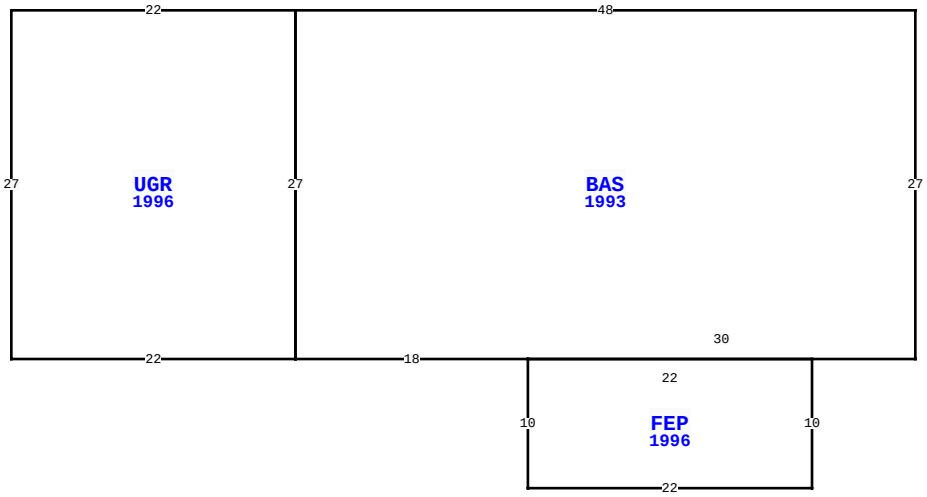
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
DOR CODE	0200	MOBILE HOME
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	1,296	100	1993	1,296	39,895
FEP	220	85	1996	187	5,756
UGR	594	45	1996	267	8,219
TOTALS	2,110			1,750	53,870

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,750	120.7200	102.61	179,568	1993	1993	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 1483 HX Base Yr 2024



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 6	Tax Dist:	
BUILDING MARKET VALUE		128,551
TOTAL MARKET OB/XF VALUE		4,050
TOTAL LAND VALUE - MARKET		95,200
TOTAL MARKET VALUE		227,801
SOH/AGL Deduction		6,310
ASSESSED VALUE		221,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		170,080
TOTAL JUST VALUE		227,801
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		231,998

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992663	MH MOVE-ON	0	01/04/1999
B9602744	ADDITION	31,905	01/01/1996
B9602896	ADDITION	10,098	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2615/0792	1/18/2023	QC	U	I	11	100
GRANTOR: HORNE JANELLE & WESLE						
GRANTEE: SMITH WESLEY						
0987/1757	5/23/2001	WD	U	I	07	100
GRANTOR: HORNE JANELLE I &						
GRANTEE: HORNE JANELLE & WES						

2491 RUBY DR, HILLIARD

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

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
2	0351	CARPORT MT	0	100	25	25	625.00	SF	10.00	10.00	100	1997	1997	3	20	1,250	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1999	1999	3	80	2,800	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W48 UGR=[YR=1996] W22 S27 E22 N27 $ S27 E18
FEP=[YR=1996] S10 E22 N10 W22 $ E30 N27 $.

LAND DESCRIPTION

TOTAL OB/XF 4,050

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		OR	0.00	0.00	3.40	AC		1.00	1.00	1.00	28,000.00	28,000.00	95,200							

REVIEW DATE 01/31/2024 BY KBA Total Acres: 3.40 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/09/2026 BY SYS

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Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

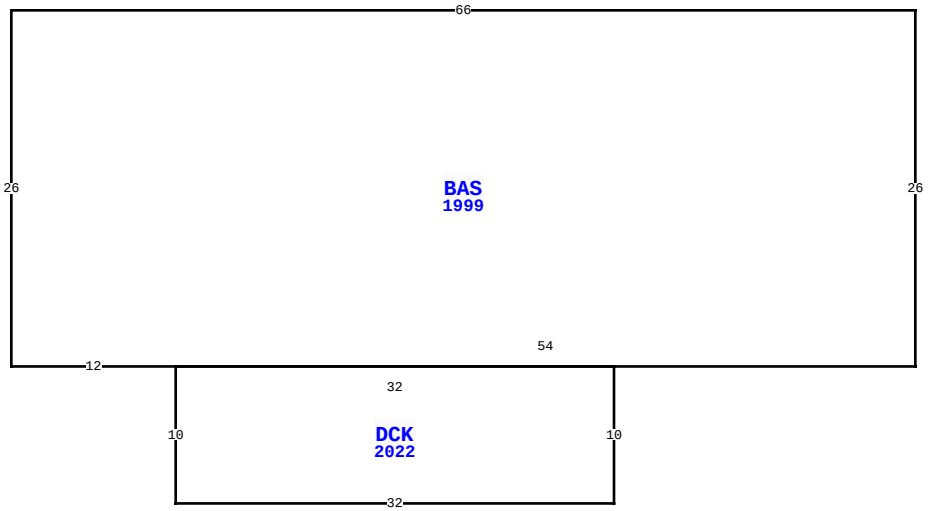
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,716	100	1999	1,716	72,648
DCK	320	15	2022	48	2,032
TOTALS	2,036			1,764	74,681

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,764	117.6000	105.84	186,702	1999	1999	0	0	0	60.00	40.00

2 M/H 94+ 100% - 2024 Heated Area: 1716 HX Base Yr 2024



2491 RUBY DR, HILLIARD

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GRANTOR: HORNE JANELLE I &						
GRANTEE: HORNE JANELLE & WES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W66 S26 E12 DCK=[YR=2022] S10 E32 N10 W32$ E54 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/31/2024 BY KBA Total Acres: 3.40 Total Land Value: 95,200 Market: 0 Agricultural: 0 Common: 95,200 PRINTED 07/09/2026 BY SYS