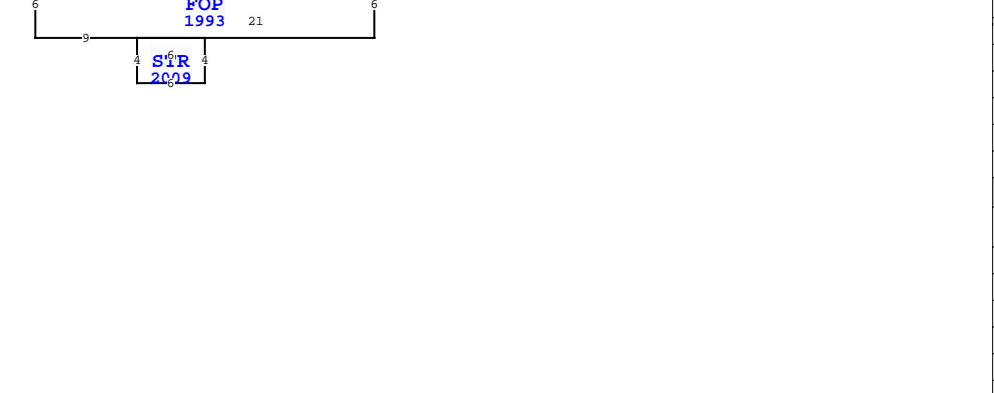


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	2.5 100
Frame	02 WOOD FRAME 100
Stories	2. 2. 100
Units	0 100
BUD8 Adjustme	04 DIST 01 100
Occupancy	00 NONE 100

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND		
1				99.42	160,862	1987	1987	0	0	16.00	84.00		



NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			135,124
TOTAL MARKET OB/XF VALUE			425
TOTAL LAND VALUE - MARKET			118,040
TOTAL MARKET VALUE			173,403
SOH/AGL Deduction			82,380
ASSESSED VALUE			91,023
TOTAL EXEMPTION VALUE	HX HB		50,000
BASE TAXABLE VALUE			41,023
TOTAL JUST VALUE			253,589
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			147,930

Quality	03 Quality Level 03			
DOR CODE	0100 SINGLE FAMILY			
MAP NUM	MKT AREA 05			
NEIGHBORHOOD/LOC	5001.00			
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	780	65,140
FOP	180	30	54	4,510
FUS	780	100	780	65,140
STR	16	10	2	167
STR	24	10	2	167
TOTALS	1,780		1,618	135,124

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4283	NEW CONSTR	45,845	08/04/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0648/1065	2/11/1992	QC	U	V	06	100

GRANTOR: HADDOCK W A & LURA A
GRANTEE: CRIBBS MARION JR &
0587/0834 1/05/1990 WD U I 100
GRANTOR: PATE ALLEN & MELISSA
GRANTEE: CRIBBS MARION JR &

EXTRA FEATURES															
L N	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	CARPOT MT	0 100	18 20	360.00	SF	5.90	5.90	100	2000	2000	3	20	425	

48130 CRIBBS DR, HILLIARD			
BLD DATE	LGL DATE	05/19/2023	MLU
XF DATE	LAND DATE		
INC DATE	AG DATE		

BUILDING NOTES													
BUILDING DIMENSIONS													
BAS=[YR=1993] W30 S26 FOP=[YR=1993] S6 E9 STR=[YR=2009] S4 E6 N4 W6\$ E21 N6 W30\$ E30 N20 STR=[YR=2009] E4 N4 W4 S4\$ N6\$ PTR=E20 FUS=[YR=1993] E30 S26 W30 N26\$ W20\$.													

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV
1	005000	C	RURAL HOME	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	35,000							
2	005500	A	TIMBER 2 SI	0			0.00	0.00	5.19	AC		1.00	1.00	1.00	550.00	550.00	2,854							
3	009910	M	MKT. VAL. AG	0			0.00	0.00	5.19	AC		1.00	1.00	1.00	16,000.00	16,000.00	83,040							