

CRIBB AUSTIN/CRIBB LARRY C
28155 SUNDBERG RD
HILLIARD, FL 32046

25-4N-23-2020-0011-0020

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT		CD	CONSTRUCTION							TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY								
Exterior Wall		05	AVERAGE 100							0800	02	1,827	144.0000	100.00	184,162	1994	1999	0	0	0	54.00	46.00	VALUATION BY		STANDARD						
Roof Structur		03	GABLE/HIP 100							1 M/H 94+ - 100% - 2020														Heated Area: 1782		HX Base Yr 2020					
Roof Cover		12	MODULAR MT 100							-15- 12 UOP 2019 12 15 28 -38- 27 -66- 27														BUILDING MARKET VALUE		84,715					
Interior Wall		05	DRYWALL 100																					TOTAL MARKET OB/XF VALUE		0					
Interior Floo		08	SHT VINYL 100																					TOTAL LAND VALUE - MARKET		125,000					
Air Condition		03	CENTRAL 100																					TOTAL MARKET VALUE		118,665					
Heating Type		04	AIR DUCTED 100																					SOH/AGL Deduction		36,512					
Bedrooms		03	3 100							ASSESSED VALUE		82,153																			
Bathrooms			2 100							TOTAL EXEMPTION VALUE		HX HB		50,000																	
Frame		02	WOOD FRAME 100							BASE TAXABLE VALUE		32,153																			
Stories		0	0 100							TOTAL JUST VALUE		209,715																			
Units			0 100							NCON VALUE		0																			
										INCOME VALUE																					
										PREVIOUS YEAR MKT VALUE		84,455																			
Quality		05	Quality Level 05																												
DOR CODE		5000	IMPROVED AG																												
MAP NUM			MKT AREA				09																								
NEIGHBORHOOD/LOC		9001.00																													
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																											
BAS	1,782	100	1,782	82,628																											
UOP	180	25	45	2,087																											
TOTALS		1,962		1,827	84,715							BLD DATE						LGL DATE		06/15/2023		MLU									
EXTRA FEATURES		28155 SUNDBERG RD, HILLIARD										XF DATE						LAND DATE													
												INC DATE						AG DATE													
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															
LAND DESCRIPTION																															
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	RURAL HOME	100		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000														
2	005401	A	TIMB2-1 SI	0		OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	790.00	790.00	3,950														
3	009910	M	MKT.VAL.AG	0			0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000														
REVIEW DATE		10/01/2019		BY	TW		Total Acres: 6.00		Total Land Value: 33,950		Market: 95,000		Agricultural: 3,950		Common: 30,000		PRINTED 08/02/2023 BY SYS														