

PT OF SE1/4 OF NE1/4 OF SW1/4
L/E OR 1686/772
R108129

CRIBBS EMMA LEE L/E/CRIBBS GARY WAYNE & DEBRA EST
30940 KNIGHT ROAD
HILLIARD, FL 32046

2023

33-4N-23-0000-0004-0010



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100

Quality	03	Quality Level 03
DOR CODE	0200	MOBILE HOME

MAP NUM		MKT AREA	09
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NEIGHBORHOOD/LOC	9001.00
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AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,176	100	1,176	20,134
FEP	128	85	109	1,866
UOP	544	25	136	2,329

TOTALS	1,848		1,421	24,329
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0681	POLE SHED	0 100	22	34	748.00	SF	15.00	15.00	100	1998
2	0937	WELL	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1998
3	0936	SEPTC TANK	0 0	0	0	1.00	UT	6,000.00	6,000.00	100	1998
4	1242	WD DECK A	0 100	0	0	768.00	SF	10.00	10.00	100	2005
5	0510	GARAGE WD-	0 100	24	11	264.00	SF	28.00	28.00	100	2008
6	0936	SEPTC TANK	0 100	0	0	1.00	UT	6,000.00	6,000.00	100	2010

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000102	C	SFR/MH	100	0005	OR	0.00	0.00	4.04	AC	1.00

REVIEW DATE	04/27/2020	BY	TWA
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MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0820	02	1,421	87.8000	57.07	81,096	1977	1977	0	0	0 70.00	30.00
1 M/H 93- - 100% - 0											
Heated Area: 1285											
HX Base Yr											

30940 KNIGHT RD, HILLIARD	06/16/2023	MLU
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BLD DATE	XF DATE	INC DATE	LGL DATE	LAND DATE	AG DATE

TOTAL OB/XF											
27,243											

Total Acres: 4.04	Total Land Value: 101,000	Market: 0	Agricultural: 0	Common: 101,000
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NASSAU COUNTY PROPERTY			
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VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		24,329	
TOTAL MARKET OB/XF VALUE		27,243	
TOTAL LAND VALUE - MARKET		101,000	
TOTAL MARKET VALUE		152,572	
SOH/AGL Deduction		88,849	
ASSESSED VALUE		63,723	
TOTAL EXEMPTION VALUE		HX HB WX	
BASE TAXABLE VALUE		29,075	
TOTAL JUST VALUE		152,572	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		99,050	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C5283	CO ISSUED	0	07/27/2010
MH5283	MH MOVE-ON	0	06/01/2010
P14334	OTHER	0	06/01/2010
MH982068	MH MOVE-ON	0	01/01/1998

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1686/0772	6/29/2010	QC	U	I	11	100	
GRANTOR: CRIBBS JAMES F & EMMA							
GRANTEE: CRIBBS GARY WAYNE &							
0388/0318	5/01/1983	WD	Q	V		6,000	
GRANTOR:							
GRANTEE:							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W66 S12 UOP=[YR=1998] S16 E34 N16 W34\$ E34 S16 E24 FEP=[YR=1993] E8 N16 W8 S16\$ N16 E8 N12\$.											