LOT 17
IN OR 1334/784
ESMT OR 1340/1651

CRIBBS CHARLES E JR/POTTS JOY DENISE
391595 PROSPECT LANDING RD
HILLIARD, FL 32046

2023

33-5N-24-166L-0017-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

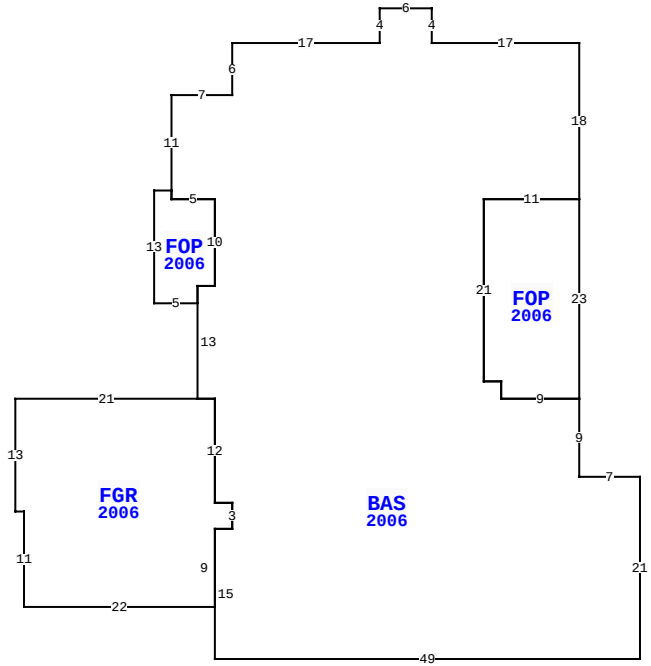
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 70
Exterior Wall	21	STONE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		3.5 100
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	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,972	100	2,972	329,303
FGR	547	55	301	33,351
FOP	82	30	25	2,771
FOP	249	30	75	8,311
TOTALS	3,850		3,373	373,734

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	3,373	101.0344	119.98	404,693	2006	2006	0	0	0	7.65	92.35

1 SNGL FAM – 100% - 2008 Heated Area: 2972 HX Base Yr 2008



BLD DATE	03/03/2023 NW	LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

391595 PROSPECT LANDING RD, HILLIARD

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		471,858
TOTAL MARKET OB/XF VALUE		43,735
TOTAL LAND VALUE - MARKET		219,906
TOTAL MARKET VALUE		735,499
SOH/AGL Deduction		406,165
ASSESSED VALUE		329,334
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		279,334
TOTAL JUST VALUE		735,499
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B23379	SWIM POOL	30,088	03/01/2010
B23097	ADDITION	66,198	12/01/2009
M14982	H/AC	0	12/01/2009
R12207	REPAIR/RRF	1,500	12/01/2009
M10542	MECH OTHER	0	10/01/2005
E15422	ELEC OTHER	3,000	08/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1334/0784	7/19/2005	WD	U	V	07	100
GRANTOR: NASSAU COMMERCIAL PRO						
GRANTEE: CRIBBS CHARLES E JR						
1251/0172	8/05/2004	WD	U	V	05	58,000
GRANTOR: NASSAU COMMERICAL PRO						
GRANTEE: CRIBBS CHARLES E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2006] W17 N4 W6 S4 W17 S6 W7 S11 FOP=[YR=2006] W2 S13 E5 N2 E2 N10 W5 N1$ S1 E5 S10 W2 S13 FGR=[YR=2006] W21 S13 E1 S11 E22 N9 E2 N3 W2 N12 W2$ E2 S12 E2 S3 W2 S15 E49 N21 W7 N9 FOP=[YR=2006] N23 W11 S21 E2 S2 E9$ W9 N2 W2 N21 E11 N18$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2006	2006	3	91	3,185	
2	0812	CONCRETE C	0	100	0	0	1,420.00	SF	4.00	4.00	100	2007	2007	3	89	5,055	
3	0855	CONC PAVER	0	100	0	0	1,206.00	SF	10.00	10.00	100	2010	2010	3	92	11,095	
4	0861	POOL GUNIT	0	100	29	14	406.00	SF	85.00	85.00	100	2010	2010	3	64	22,086	
5	0811	CONCRETE B	0	100	25	20	500.00	SF	5.20	5.20	100	2007	2007	3	89	2,314	

LAND DESCRIPTION

TOTAL OB/XF 43,735

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	000115	C	SFR ACRES	100	0005		0.00	0.00	6.43	AC		1.00	1.00	1.80	19,000.00	34,200.00	219,906							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.43 Total Land Value: 219,906 Market: 0 Agricultural: 0 Common: 219,906 PRINTED 08/02/2023 BY SYS

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Interior Floo	14	CARPET 70
Interior Floo	11	CLAY TILE 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

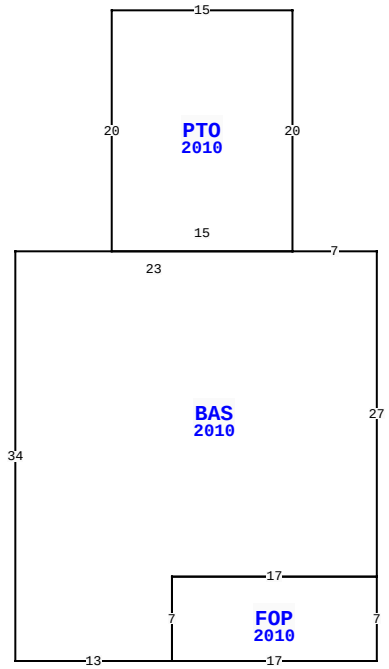
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	901	100	901	92,867
FOP	119	30	36	3,711
PTO	300	5	15	1,546
TOTALS	1,320		952	98,124

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	952	120.8520	109.07	103,835	2010	2010	0	0	0	5.50	94.50

2 SINGLE FAM – 100% - 2008 Heated Area: 901 HX Base Yr 2008



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391595 PROSPECT LANDING RD, HILLIARD

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NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		534,521

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P09887	OTHER	0	08/01/2005
C15663	CO ISSUED	250,000	07/01/2005
B15663	NEW CONSTR	250,000	07/01/2005
R07946	REPAIR/RRF	5,000	07/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1334/0784	7/19/2005	WD	U	V	07	100
GRANTOR: NASSAU COMMERCIAL PRO						
GRANTEE: CRIBBS CHARLES E JR						
1251/0172	8/05/2004	WD	U	V	05	58,000
GRANTOR: NASSAU COMMERICAL PRO						
GRANTEE: CRIBBS CHARLES E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2010] W7 PTO=[YR=2010] N20 W15 S20 E15$ W23 S34 E13
FOP=[YR=2010] E17 N7 W17 S7$ N7 E17 N27$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.43 Total Land Value: 219,906 Market: 0 Agricultural: 0 Common: 219,906 PRINTED 08/02/2023 BY SYS