N1/2 OF SE1/4
IN OR 646/973
EX 10-1 10-2 10-3 & 10-4

CUNNINGHAM JAMES G & LILLIS D
17286 CUNNINGHAM FARMS PLACE
HILLIARD, FL 32046

2024

10-3N-23-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

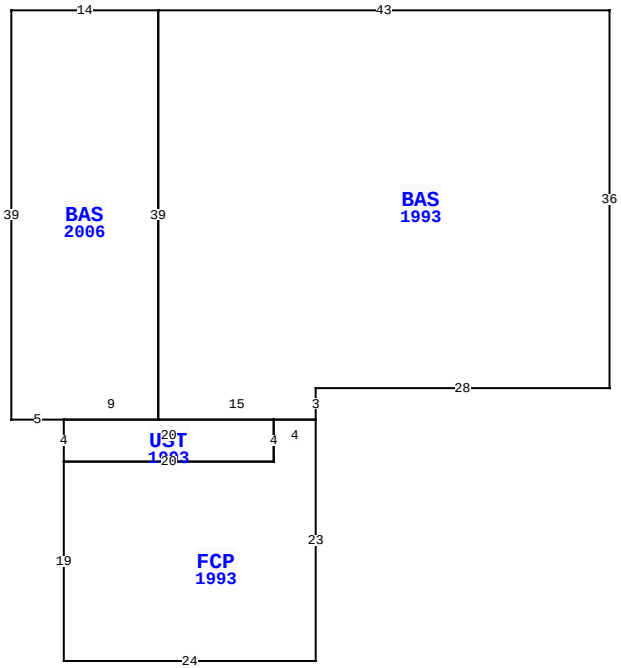
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,593	100	1,593	146,308
BAS	546	100	546	50,147
FCP	472	25	118	10,838
UST	80	45	36	3,306
TOTALS	2,691		2,293	210,599

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,293	92.7864	115.98	265,942	1966	1985	0	0	0	20.81	79.19

1 SNGL FAM – 100% - 0 Heated Area: 2139 HX Base Yr



17286 CUNNINGHAM FARMS PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		222,957
TOTAL MARKET OB/XF VALUE		59,828
TOTAL LAND VALUE - MARKET		320,050
TOTAL MARKET VALUE		333,042
SOH/AGL Deduction		124,279
ASSESSED VALUE		208,763
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		158,763
TOTAL JUST VALUE		602,835
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		596,314

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22803	NEW CONSTR	0	07/01/2010
E951818	NEW CONSTR	0	05/01/1995
B941235	NEW CONSTR	95,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0646/0973	1/17/1992	WD	Q	I		275,000
GRANTOR: BIEBERBACH ROBT ETAL						
GRANTEE: CUNNINGHAM JAMES &						
0567/1100	4/18/1989	QC	U	I	01	100
GRANTOR: BIEBERBACH ROBERT C						
GRANTEE: BIEBERBACH ANN & WM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 BAS=[YR=2006] W14 S39 E5 UST=[YR=1993] S4 FCP=[YR=1993] S19 E24 N23 W4 S4 W20$ E20 N4 W20$ E9 N39$ S39 E15 N3 E28 N36$.

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	0810	CONCRETE A	0	100	0	0	195.00	SF	6.50	6.50	100	1980	1980	3	32.5	412	
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
3	0511	GARAGE CB-	0	100	31	18	558.00	SF	40.00	40.00	100	1980	1980	3	32.5	7,254	
4	0370	CHICKEN HS	0	0	37	400	14,800.00	SF	0.40	0.40	100	1980	1980	3	20	1,184	
5	0511	GARAGE CB-	0	100	19	18	342.00	SF	40.00	40.00	100	1980	1980	3	32.5	4,446	
6	0370	CHICKEN HS	0	0	37	400	14,800.00	SF	0.40	0.40	100	1980	1980	3	20	1,184	
7	0680	POLE SHED	0	100	10	109	1,090.00	SF	10.00	10.00	100	1980	1980	3	20	2,180	
8	0811	CONCRETE B	0	100	0	0	753.00	SF	5.20	5.20	100	1990	1990	3	59.5	2,330	
9	0202	BARN WD 30	0	100	104	40	4,160.00	SF	17.25	17.25	100	2001	2001	3	29	20,810	
10	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1991	1991	3	100	6,000	

TOTAL OB/XF 47,428

LAND DESCRIPTION

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	005000	C	RURAL HOME	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							
2	006000	A	PAST1/HAY	0		OR	0.00	0.00	29.82	AC		1.00	1.00	1.00	370.00	370.00	11,033							
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	17.19	AC		1.00	1.00	1.00	415.00	415.00	7,134							
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	190.00	190.00	2,090							
5	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	58.01	AC		1.00	1.00	1.00	5,000.00	5,000.00	290,050							

REVIEW DATE 04/20/2020 BY TWA Total Acres: 59.01 Total Land Value: 50,257 Market: 290,050 Agricultural: 20,257 Common: 30,000 PRINTED 08/06/2024 BY SYS

N1/2 OF SE1/4
IN OR 646/973
EX 10-1 10-2 10-3 & 10-4

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17286 CUNNINGHAM FARMS PLACE
HILLIARD, FL 32046

2024

10-3N-23-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

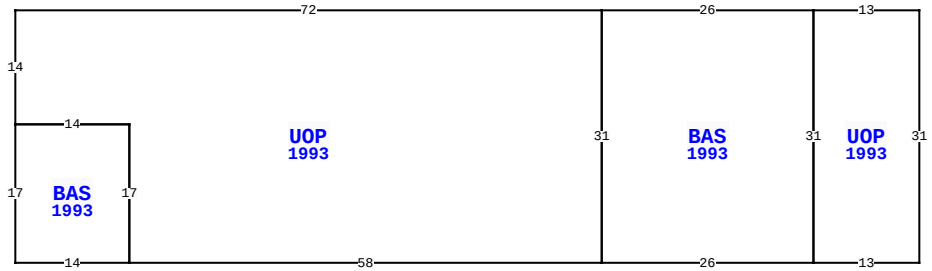
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	29	NONE 30
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	238	100	238	1,669
BAS	806	100	806	5,650
UOP	403	30	121	848
UOP	1,994	30	598	4,192
TOTALS	3,441		1,763	12,358

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,763	58.4237	14.02	24,717	1966	1966	0	0	0	50.00	50.00

2 BARNS – 0% - 0 Heated Area: 1044 HX Base Yr



17286 CUNNINGHAM FARMS PL, HILLIARD

BLD DATE		LGL DATE	
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0567/1100	4/18/1989	QC	U	I	01	100
GRANTOR: BIEBERBACH ROBERT C						
GRANTEE: BIEBERBACH ANN & WM						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W13 BAS=[YR=1993] W26 UOP=[YR=1993] W72 S14 BAS=[YR=1993] S17 E14 N17 W14$ E14 S17 E58 N31$ S31 E26 N31$ S31 E13 N31$.

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
11	0300	BOAT DCK W	0	100	0	0	775.00	SF	40.00	40.00	100	2005	2005	3	40	12,400	

LAND DESCRIPTION

TOTAL OB/XF 12,400

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 04/20/2020 BY TWA Total Acres: 59.01 Total Land Value: 50,257 Market: 290,050 Agricultural: 20,257 Common: 30,000 PRINTED 08/06/2024 BY SYS