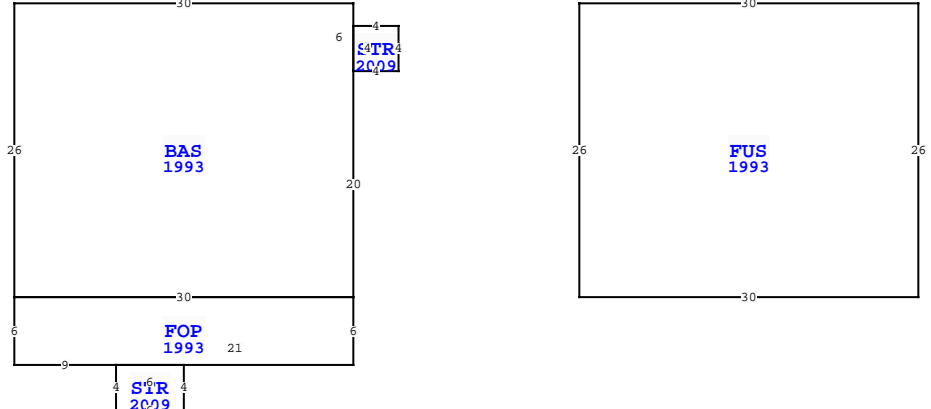


BUILDING CHARACTERISTICS	
ELEMENT	CD CONSTRUCTION
Exterior Wall	05 AVERAGE 100
Roof Structur	03 GABLE/HIP 100
Roof Cover	03 COMP SHNGL 100
Interior Wall	05 DRYWALL 100
Interior Floo	14 CARPET 80
Interior Floo	08 SHT VINYL 20
Air Condition	03 CENTRAL 100
Heating Type	04 AIR DUCTED 100
Bedrooms	3 100
Bathrooms	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	SINGLE FAM - 100%	1990									
Heated Area: 1560 HX Base Yr 1990											



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	68,363
FOP	180	30	54	4,733
FUS	780	100	780	68,363
STR	16	10	2	175
STR	24	10	2	175
TOTALS	1,780		1,618	141,809

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

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			141,809
TOTAL MARKET OB/XF VALUE			425
TOTAL LAND VALUE - MARKET			118,040
TOTAL MARKET VALUE			180,114
SOH/AGL Deduction			86,420
ASSESSED VALUE			93,694
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			43,694
TOTAL JUST VALUE			260,274
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			253,589

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
1	0351	CARPORT MT	0	100	18	20		360.00	SF	5.90				425	

BUILDING NOTES											
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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	DPHT 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		OR	0.00	0.00	5.19	AC		1.00	1.00	1.00	555.00	555.00	2,880							
3	009910	M	MKT. VAL. AG	0		OR	0.00	0.00	5.19	AC		1.00	1.00	1.00	16,000.00	16,000.00	83,040							