PT OF S10 ACRES OF W1/2 OF
N1/2 OF SW1/4
IN OR 1227/1801

CUMBUS DENISE/CUMBUS WILLIAM
48136 RABBIT RUN
HILLIARD, FL 32046

2024

20-4N-25-0000-0006-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

TRACER TR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	25,880
TOTAL MARKET VALUE	25,880
SOH/AGL Deduction	6,023
ASSESSED VALUE	19,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	19,857
TOTAL JUST VALUE	25,880
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	25,880

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH3727	MH MOVE-ON	0	01/01/2002
P5266	NEW CONSTR	0	01/01/2002
M5612	H/AC	0	01/01/2002
E8993	NEW CONSTR	0	01/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1227/1801	5/05/2004	QC	U	V	06	100
GRANTOR: INGRAM JANICE						
GRANTEE: LEMACKS MARY L ETAL						
0976/0675	3/16/2001	WD	U	V	06	11,000
GRANTOR: INGRAM JANICE						
GRANTEE: MACKS MARY LEE ETAL						

BUILDING NOTES

BUILDING DIMENSIONS

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0		OR	0.00	0.00	6.47	AC		1.00	1.00	0.25	16,000.00	4,000.00	25,880							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 6.47 Total Land Value: 25,880 Market: 0 Agricultural: 0 Common: 25,880 PRINTED 08/06/2024 BY SYS