PT OR 1049/1237-1240

CUMBUS WILLIAM & DORIS DENISE
48136 RABBIT RUN ROAD
HILLIARD, FL 32046

2024

20-4N-25-0000-0006-0190

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

48056 RABBIT RUN RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	26,600
TOTAL MARKET VALUE	26,600
SOH/AGL Deduction	8,241
ASSESSED VALUE	18,359
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	18,359
TOTAL JUST VALUE	26,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	26,600

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1049/1237	4/15/2002	QC	U	I	01	100
GRANTOR: LEMACKS MARY LEE &						
GRANTEE: CUMBUS WILLIAM & DO						
0907/1620	11/12/1999	QC	U	V	01	100
GRANTOR: LEMACK MARY LEE & DEN						
GRANTEE: LEMACKS MARY LEE &						

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	0.76	AC		1.00	1.00	1.00	35,000.00	35,000.00	26,600							

REVIEW DATE 02/08/2024 BY KBA Total Acres: 0.76 Total Land Value: 26,600 Market: 0 Agricultural: 0 Common: 26,600 PRINTED 08/06/2024 BY SYS