PT OF LOT 9 (S-4)
IN OR 1966/185
2002 PALM DW/MH

CRIBB LARRY C & VICKI D
28145 ENTERPRISE DR
HILLIARD, FL 32046

2024

25-4N-23-2020-0009-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	06	Quality Level 06

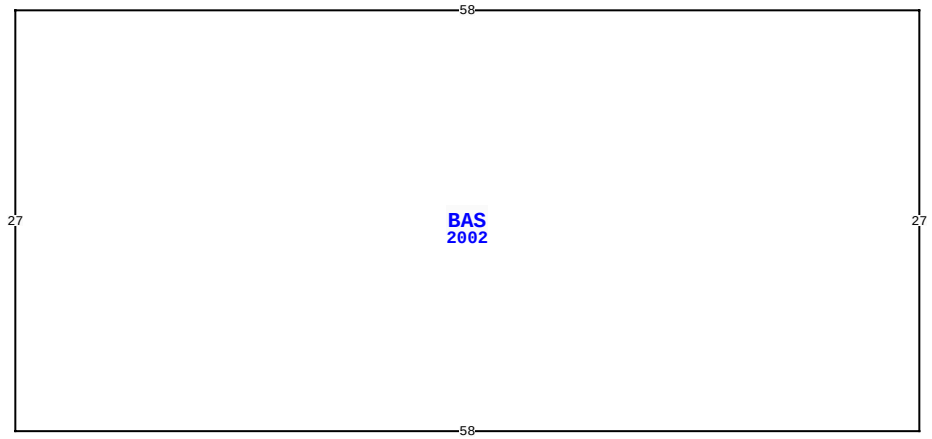
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,566	100	1,566	89,779
TOTALS	1,566		1,566	89,779

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,566	152.8800	114.66	179,558	2002	2002	0	0	0	50.00	50.00

1 M/H 94+ – 0% - 0 Heated Area: 1566 HX Base Yr



28446 SUNDBERG RD, 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	89,779
TOTAL MARKET OB/XF VALUE	3,010
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	137,789
SOH/AGL Deduction	29,896
ASSESSED VALUE	107,893
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	107,893
TOTAL JUST VALUE	137,789
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	135,193

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1966/0185	3/03/2015	SW	U	I	12	38,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: CRIBB LARRY C & VIC						
1966/0183	2/03/2015	QC	U	I	11	100
GRANTOR: JP MORGAN CHASE BANK						
GRANTEE: LSF9 MASTER PARTICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W58 S27 E58 N27 $.

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	0	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	86	3,010	

LAND DESCRIPTION

TOTAL OB/XF 3,010

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	0005	OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 07/30/2020 BY TWA Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS