

LOTS 11 & 12 (E OF ROAD)  
CORNWALL SURVEY  
ESMT IN OR 2273/703

CRIBB AUSTIN/CRIBB LARRY C  
28155 SUNDBERG RD  
HILLIARD, FL 32046

2024

25-4N-23-2020-0011-0020



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 05               | AVERAGE 100      |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 12               | MODULAR MT 100   |              |                      |
| Interior Wall            | 05               | DRYWALL 100      |              |                      |
| Interior Floo            | 08               | SHT VINYL 100    |              |                      |
| Air Condition            | 03               | CENTRAL 100      |              |                      |
| Heating Type             | 04               | AIR DUCTED 100   |              |                      |
| Bedrooms                 |                  | 3 100            |              |                      |
| Bathrooms                |                  | 2 100            |              |                      |
| Frame                    | 02               | WOOD FRAME 100   |              |                      |
| Stories                  | 0                | 0 100            |              |                      |
| Units                    |                  | 0 100            |              |                      |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 05               | Quality Level 05 |              |                      |
| 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                      | 1,782            | 100              | 1,782        | 84,681               |
| UOP                      | 180              | 25               | 45           | 2,138                |
|                          |                  |                  |              |                      |
| TOTALS                   | 1,962            |                  | 1,827        | 86,819               |

| MARKET ADJUSTMENTS                                        |     |           |             |                |                |      |      |      |      |   |       |        |  |
|-----------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                                                      | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0800                                                      | 02  | 1,827     | 144.0000    | 108.00         | 197,316        | 1994 | 1999 | 0    | 0    | 0 | 56.00 | 44.00  |  |
| 1 M/H 94+ - 100% - 2020 Heated Area: 1782 HX Base Yr 2020 |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                                                           |     |           |             |                |                |      |      |      |      |   |       |        |  |
| 28155 SUNDBERG RD, HILLIARD                               |     |           |             |                |                |      |      |      |      |   |       |        |  |
| BLD DATE: 06/15/2023 MLU                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |
| XF DATE: 06/15/2023 MLU                                   |     |           |             |                |                |      |      |      |      |   |       |        |  |
| INC DATE: 06/15/2023 MLU                                  |     |           |             |                |                |      |      |      |      |   |       |        |  |

| NASSAU COUNTY PROPERTY    |  |  |           |  | PAGE 1 of 1 |  | 4 |
|---------------------------|--|--|-----------|--|-------------|--|---|
| VALUATION SUMMARY         |  |  |           |  |             |  |   |
| VALUATION BY              |  |  |           |  | STANDARD    |  |   |
| Tax Group: 4              |  |  | Tax Dist: |  |             |  |   |
| BUILDING MARKET VALUE     |  |  |           |  | 86,819      |  |   |
| TOTAL MARKET OB/XF VALUE  |  |  |           |  | 0           |  |   |
| TOTAL LAND VALUE - MARKET |  |  |           |  | 125,000     |  |   |
| TOTAL MARKET VALUE        |  |  |           |  | 120,794     |  |   |
| SOH/AGL Deduction         |  |  |           |  | 36,270      |  |   |
| ASSESSED VALUE            |  |  |           |  | 84,524      |  |   |
| TOTAL EXEMPTION VALUE     |  |  | HX HB     |  | 50,000      |  |   |
| BASE TAXABLE VALUE        |  |  |           |  | 34,524      |  |   |
| TOTAL JUST VALUE          |  |  |           |  | 211,819     |  |   |
| NCON VALUE                |  |  |           |  | 0           |  |   |
| INCOME VALUE              |  |  |           |  |             |  |   |
| PREVIOUS YEAR MKT VALUE   |  |  |           |  | 209,715     |  |   |
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