

S-1 & S-2 OF LOT 28 &
S-2 & S-3 OF LOT 29
IN OR 1116/1761

CRIBB LARRY C & VICKI
28145 ENTERPRISE DRIVE
HILLIARD, FL 32046-2316

2024

25-4N-23-2020-0028-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY											
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	PAGE 1 of 2										
Exterior Wall	05	AVERAGE 60	0100	01	2,045	108.8780	103.43	211,514	2003	2003	0	0	0	11.85	88.15	4										
Exterior Wall	20	FACE BRICK 40	2 SINGLE FAM - 100% - 2004										Heated Area: 1663					HX Base Yr 2004								
Roof Structur	03	GABLE/HIP 100															VALUATION BY					STANDARD				
Roof Cover	03	COMP SHNGL 100															Tax Group: 4					Tax Dist:				
Interior Wall	05	DRYWALL 100															BUILDING MARKET VALUE					208,828				
Interior Floo	14	CARPET 70															TOTAL MARKET OB/XF VALUE					30,679				
Interior Floo	11	CLAY TILE 30															TOTAL LAND VALUE - MARKET					196,250				
Air Condition	03	CENTRAL 100															TOTAL MARKET VALUE					273,737				
Heating Type	04	AIR DUCTED 100															ASSESSED VALUE					168,306				
Bedrooms	3	100															TOTAL EXEMPTION VALUE					HX HB 50,000				
Bathrooms	2	100															BASE TAXABLE VALUE					118,306				
Frame	02	WOOD FRAME 100	TOTAL JUST VALUE					435,757																		
Stories	1.	1. 100	NCON VALUE					0																		
Units	0	100	INCOME VALUE																							
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE					429,735																		
Quality		03	Quality Level 03																							
DOR CODE		5600TIMBERLAND 70-79																								
MAP NUM														MKT AREA		09										
NEIGHBORHOOD/LOC		9001.00																								
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																						
BAS	1,663	100	1,663	151,622																						
FGR	483	55	266	24,252																						
FOP	98	30	29	2,644																						
FOP	290	30	87	7,932																						
TOTALS		2,534			2,045	186,450		BLD DATE				LGL DATE		06/13/2023		MLU										
EXTRA FEATURES		28145 ENTERPRISE DR, HILLIARD														XF DATE		LAND DATE								
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	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	100	2003	2003	3	83	3,884										
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	87	1,740										
3	0811	CONCRETE B	0	100	24	21	504.00	SF	5.20	5.20	100	2003	2003	3	83	2,175										
4	0300	BOAT DCK W	0	100	16	8	128.00	SF	20.00	20.00	100	2005	2005	3	40	1,024										
5	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2011	2011	3	50	2,700										
6	0681	POLE SHED	0	100	71	40	2,840.00	SF	15.00	15.00	100	1994	1994	3	20	8,520										
7	0855	CONC PAVER	0	100	0	0	568.00	SF	10.00	10.00	100	2012	2012	3	93	5,282										
8	0812	CONCRETE C	0	100	0	0	1,380.00	SF	4.00	4.00	100	2018	2018	3	97	5,354										
TOTAL OB/XF 30,679																										
LAND DESCRIPTION																										
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000									
2	005010	A	SVCE ACRGE	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500									
3	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	415.00	415.00	1,245									
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	190.00	190.00	1,235									
5	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250									
6	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	15,000.00	15,000.00	165,000									
REVIEW DATE		12/15/2023		BY		KBA		Total Acres: 12.00		Total Land Value: 34,230		Market: 165,000		Agricultural: 2,980		Common: 31,250		PRINTED 08/06/2024 BY SYS								

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