PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 2587/1034
(EX 30FT STRIP LYING E OF

CRIBBS CHARLES A & MARY S L/E/
30734 NELSON RD
HILLIARD, FL 32046-7522

2024

38-4N-23-0000-0001-0040

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	5600	TIMBERLAND 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
TOTALS				

MARKET ADJUSTMENTS

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

CATFISH LK, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	01/01/2019 KB
INC DATE		AG DATE	07/15/2024 KBA

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	205,200
TOTAL MARKET VALUE	3,402
SOH/AGL Deduction	0
ASSESSED VALUE	3,402
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	3,402
TOTAL JUST VALUE	205,200
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	205,200

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1034	8/29/2022	LE	U	V	11	100
GRANTOR: CRIBBS CHARLES A & MA						
GRANTEE: CRIBBS BRAYN ALLEN						
1857/0746	5/12/1993	QC	U	I	11	100
GRANTOR: CRIBBS CHARLES A & SH						
GRANTEE: CRIBBS CHARLES A &						

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	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	6.00	AC		1.00	1.00	1.00	415.00	415.00	2,490							
2	005902	A	HARDWOOD SI	0		OR	0.00	0.00	4.80	AC		1.00	1.00	1.00	190.00	190.00	912							
3	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	10.80	AC		1.00	1.00	1.00	19,000.00	19,000.00	205,200							

REVIEW DATE 04/30/2024 BY KBA Total Acres: 10.80 Total Land Value: 3,402 Market: 205,200 Agricultural: 3,402 Common: 0 PRINTED 08/06/2024 BY SYS