

PT JOSEPH HADDOCK DONATION
SEC 43-4N-25E &
ESMT IN OR 664/1561)

CRIBB CHARLES JASON
4883 GRINDER TRAIL
HILLIARD, FL 32046

2024

43-4N-25-0000-0002-0120



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 50
Interior Wall	08	DECORATIVE 50
Interior Floo	09	PINE WOOD 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,160	100	1,160	87,400
FOP	84	30	25	1,883
FST	90	55	50	3,768
UOP	32	20	6	452
TOTALS	1,366		1,241	93,503

EXTRA FEATURES													
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
1	0504	FP-ELECTRI	0	100	0	0		1.00	UT 2,000.00	2,000.00	100	1950	1950 3 20
2	0300	BOAT DCK W	0	100	4	24		96.00	SF 40.00	40.00	100	1993	1993 3 20
3	0681	POLE SHED	0	100	6	8		48.00	SF 15.00	15.00	100	1998	1998 3 26

LAND DESCRIPTION													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000115	C	SFR ACRES	100	0006	OR	0.00	0.00	6.56	AC		1.00	1.00

MARKET ADJUSTMENTS													
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	
0100	01	1,241	103.0000	97.85	121,432	1936	1960	0	0	0	23.00	77.00	
1 SINGLE FAM - 100% - 2023 Heated Area: 1160 HX Base Yr 2023													
4883 GRINDER TRL, HILLIARD													
BLD DATE XF DATE INC DATE LGL DATE LAND DATE AG DATE 05/19/2023 MLU													

NASSAU COUNTY PROPERTY													
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VALUATION SUMMARY													
VALUATION BY										STANDARD			
Tax Group: 4										Tax Dist:			
BUILDING MARKET VALUE										93,503			
TOTAL MARKET OB/XF VALUE										1,355			
TOTAL LAND VALUE - MARKET										104,960			
TOTAL MARKET VALUE										199,818			
SOH/AGL Deduction										47,272			
ASSESSED VALUE										152,546			
TOTAL EXEMPTION VALUE										50,000			
BASE TAXABLE VALUE										102,546			
TOTAL JUST VALUE										199,818			
NCON VALUE										0			
INCOME VALUE													
PREVIOUS YEAR MKT VALUE										195,440			

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010117	REPAIR/RRF	7,532	10/22/2020
B1632615	CARPORT	8,437	07/01/2016
B963285	HOUSEMVING	41,396	02/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/1049	4/07/2022	QC	U	I	11	50,000	
GRANTOR: CRIBB CHARLES R							
GRANTEE: CRIBB CHARLES JASON							
0962/0291	12/14/2000	QC	U	I	07	100	
GRANTOR: HARRELL MARTHA A							
GRANTEE: CRIBB CHARLES R							

BUILDING NOTES													
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BUILDING DIMENSIONS													
BAS=[YR=1996] W13 FST=[YR=1996] N6 W7 UOP=[YR=1996] N4 W8 S4 E8\$ W8 S6 E15 \$ W16 S40 E1 FOP=[YR=1996] S6 E14 N6 W14\$ E28 N40\$.													