PT OF SW1/4 OF NE1/4
IN OR 587/834 & OR 648/1065

CRIBBS MARION B JR & BECKY P
48130 CRIBBS DR
HILLIARD, FL 32046

2025

18-4N-25-0000-0002-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

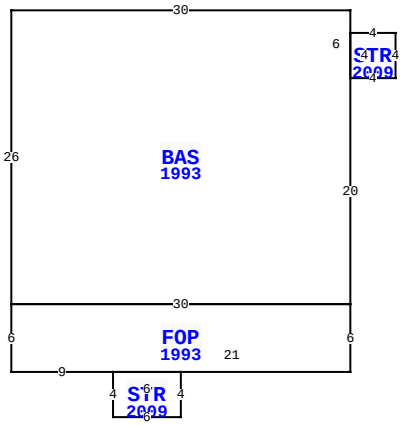
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
DOR CODE	5500	TIMBERLAND 80-89
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

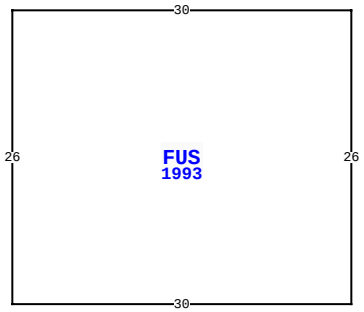
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	71,747
FOP	180	30	1993	54	4,967
FUS	780	100	1993	780	71,747
STR	16	10	2009	2	184
STR	24	10	2009	2	184
TOTALS	1,780			1,618	148,830

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,618	110.1600	110.16	178,239	1987	1987	0	0	0	16.50	83.50

1 SINGLE FAM – 100% - 1990 Heated Area: 1560 HX Base Yr 1990





48130 CRIBBS DR, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		148,830
TOTAL MARKET OB/XF VALUE		425
TOTAL LAND VALUE - MARKET		146,205
TOTAL MARKET VALUE		196,980
SOH/AGL Deduction		100,807
ASSESSED VALUE		96,173
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		45,451
TOTAL JUST VALUE		295,460
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,274

PERMIT NUM	DESCRIPTION	AMT	ISSUED
4283	NEW CONSTR	45,845	08/04/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0648/1065	2/11/1992	QC	Q	V	06	100
GRANTOR: HADDOCK W A & LURA A						
GRANTEE: CRIBBS MARION JR &						
0587/0834	1/05/1990	WD	U	I		100
GRANTOR: PATE ALLEN & MELISSA						
GRANTEE: CRIBBS MARION JR &						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W30 S26 FOP=[YR=1993] S6 E9 STR=[YR=2009] S4 E6 N4 W6$ E21 N6 W30$ E30 N20 STR=[YR=2009] E4 N4 W4 S4$ N6$ PTR=E20 FUS=[YR=1993] E30 S26 W30 N26$ W20$.

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	0351	CARPORT MT	0	100	18	20	360.00	SF	5.90	5.90	100	2000	2000	3	20	425	

LAND DESCRIPTION

TOTAL OB/XF 425

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	005000	C	AGRICULTURAL	100	0007	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							
2	005500	A	TIMBER 2 N S	0		OR	0.00	0.00	5.19	AC		1.00	1.00	1.00	525.00	525.00	2,725							
3	009910	M	MARKET VALUE	0		OR	0.00	0.00	5.19	AC		1.00	1.00	1.00	19,500.00	19,500.00	101,205							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 6.19 Total Land Value: 47,725 Market: 101,205 Agricultural: 2,725 Common: 45,000 PRINTED 07/30/2025 BY SYS