

PT OF SW1/4
IN OR 389 PG 414
R/W OR 1027/1774

CUMBUS WILLIAM & DENISE
48136 RABBIT RUN
HILLIARD, FL 32046

2025

20-4N-25-0000-0006-0170



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

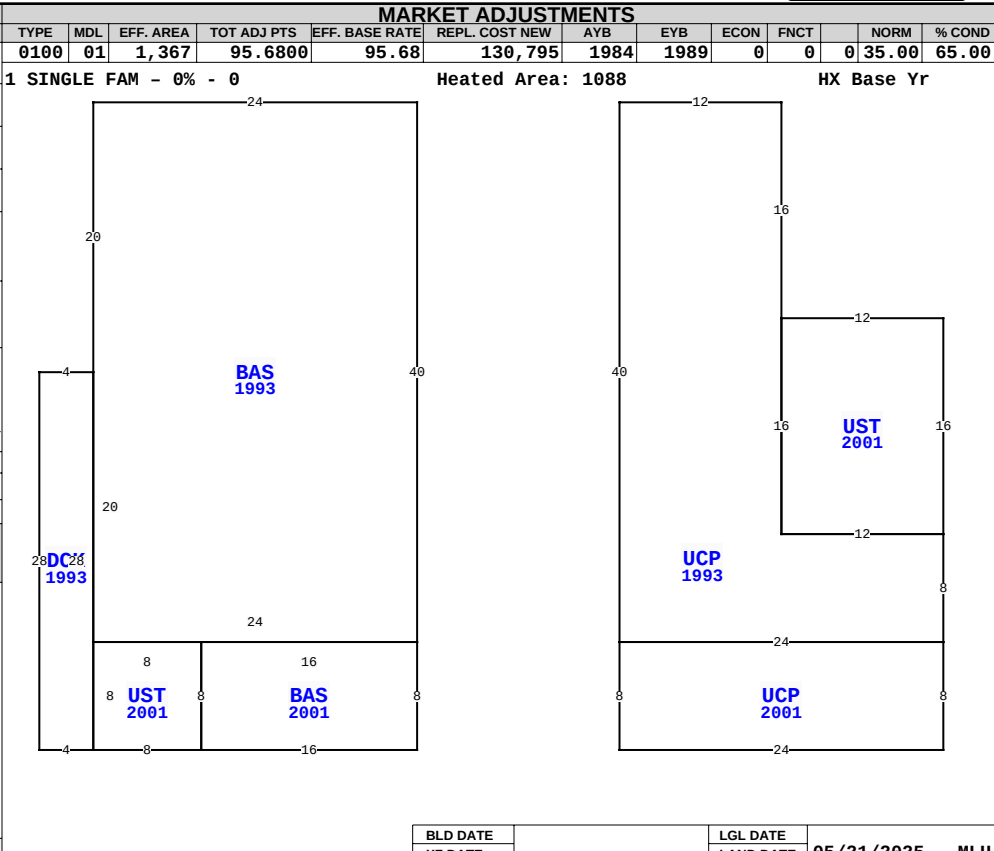
Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 05
NEIGHBORHOOD/LOC	5001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	59,704
BAS	128	100	2001	128	7,961
DCK	112	10	1993	11	684
UCP	576	20	1993	115	7,152
UCP	192	20	2001	38	2,363
UST	64	45	2001	29	1,804
UST	192	45	2001	86	5,348
TOTALS	2,224			1,367	85,017

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	0810	CONCRETE A	0	0	26	17			6.50	100	1987	1987	3	49.5
2	0351	CARPORT MT	0	0	26	19			8.50	100	1992	1992	3	20
3	0940	SHEDS/PORT	0	0	8	10			30.00	100	2003	2003	3	20

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
1	000100	C	RES	0	0005	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00

REVIEW DATE 05/12/2019 BY KBA



48242 TRACER TRL, HILLIARD	BLD DATE		LGL DATE	05/21/2025	MLU
	XF DATE		LAND DATE		
	INC DATE		AG DATE		

TOTAL OB/XF														
2,742														

Total Acres: 1.43 Total Land Value: 64,350 Market: 0 Agricultural: 0 Common: 64,350

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			4
VALUATION SUMMARY			
VALUATION BY	STANDARD		
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE	85,017		
TOTAL MARKET OB/XF VALUE	2,742		
TOTAL LAND VALUE - MARKET	64,350		
TOTAL MARKET VALUE	152,109		
SOH/AGL Deduction	17,704		
ASSESSED VALUE	134,405		
TOTAL EXEMPTION VALUE	0		
BASE TAXABLE VALUE	134,405		
TOTAL JUST VALUE	152,109		
NCON VALUE	0		
INCOME VALUE			
PREVIOUS YEAR MKT VALUE	134,589		

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE	
0384/0314	4/01/1983	WD	U	V		100	

GRANTOR:

GRANTEE:

BUILDING DIMENSIONS														
BAS=[YR=1993] W24 S20 DCK=[YR=1993] W4 S28 E4 UST=[YR=2001] E8 BAS=[YR=2001] E16 N8 W16 S8 \$ N8 W8 S8 \$ N28 \$ S20 E24 N40 \$ PTR= E15 UCP=[YR=1993] E12 S16 UST=[YR=2001] E12 S16 W12 N16 \$ S16 E12 S8 UCP=[YR=2001] S8 W24 N8 E24 \$ W24 N40 \$ W15 \$.														

OTHER ADJUSTMENTS AND NOTES														

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