PT OF SW1/4
PT OR 1049/1237-1240

**CUMBUS WILLIAM & DORIS DENISE**
48136 RABBIT RUN ROAD
HILLIARD, FL 32046

**2025**

**20-4N-25-0000-0006-0240**

## NASSAU COUNTY PROPERTY



### BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 05 |
| NEIGHBORHOOD/LOC | 5001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

48116 RABBIT RUN, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | 05/09/2025 MLU |
| INC DATE | | AG DATE | |

### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 92,050 |
| TOTAL MARKET VALUE | 92,050 |
| SOH/AGL Deduction | 22,160 |
| ASSESSED VALUE | 69,890 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 69,890 |
| TOTAL JUST VALUE | 92,050 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 92,050 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

### SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 1049/1239 | 4/15/2002 | WD | U | V | 07 | 100 |
| GRANTOR: INGRAM JANICE B | | | | | | |
| GRANTEE: CUMBUS WILLIAM & DO | | | | | | |
| 1049/1237 | 4/15/2002 | QC | Q | I | 01 | 100 |
| GRANTOR: LEMACKS MARY | | | | | | |
| GRANTEE: CUMBUS WILLIAM & DO | | | | | | |

### 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 | 000100 | C | RES | 0 | | OR | 0.00 | 0.00 | 2.63 | AC | | 1.00 | 1.00 | 1.00 | 35,000.00 | 35,000.00 | 92,050 | | | | | | | |

REVIEW DATE 05/09/2025 BY MLU Total Acres: 2.63 Total Land Value: 92,050 Market: 0 Agricultural: 0 Common: 92,050 PRINTED 07/30/2025 BY SYS