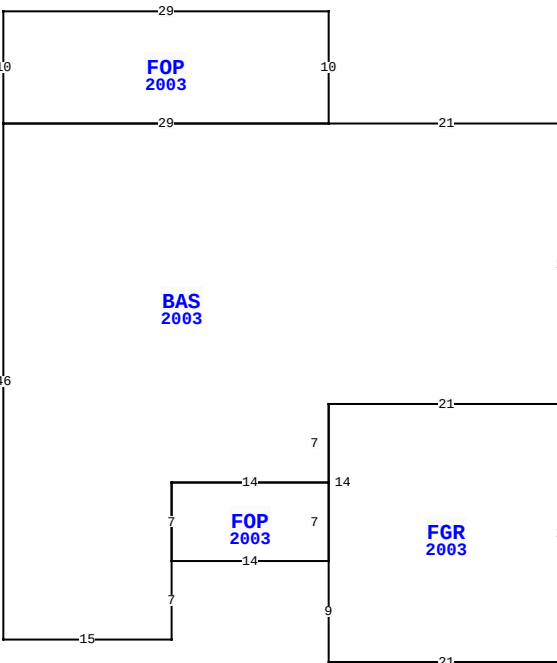


CRIBB LARRY C & VICKI
28145 ENTERPRISE DRIVE
HILLIARD, FL 32046-2316

25-4N-23-2020-0028-0010

BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																							
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 2																							
ELEMENT	CD									TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND																					
Exterior Wall	05	AVERAGE 60								0100	01	2,045	108.8780	108.88	222,660	2003	2003	0	0	12.45	87.55	VALUATION BY								STANDARD													
Exterior Wall	20	FACE BRICK 40								2 SINGLE FAM - 100% - 2004										Heated Area: 1663										HX Base Yr 2004										Tax Group: 4		Tax Dist:	
Roof Structur	03	GABLE/HIP 100																		BUILDING MARKET VALUE										218,345													
Roof Cover	03	COMP SHNGL 100																		TOTAL MARKET OB/XF VALUE										30,159													
Interior Wall	05	DRYWALL 100																		TOTAL LAND VALUE - MARKET										216,750													
Interior Floo	14	CARPET 70																		TOTAL MARKET VALUE										297,659													
Interior Floo	11	CLAY TILE 30																		SOH/AGL Deduction										124,634													
Air Condition	03	CENTRAL 100																		ASSESSED VALUE										173,025													
Heating Type	04	AIR DUCTED 100																		TOTAL EXEMPTION VALUE										HX HB 50,722													
Bedrooms		3 100																		BASE TAXABLE VALUE										122,303													
Bathrooms		2 100																		TOTAL JUST VALUE										465,254													
Frame	02	WOOD FRAME 100																		NCON VALUE										0													
Stories	1.	1. 100								INCOME VALUE																																	
Units		0 100								PREVIOUS YEAR MKT VALUE										435,757																							
Occupancy	00	NONE 100																																									
Quality		03	Quality Level 03																																								
DOR CODE		5600	TIMBERLAND 70-79																																								
MAP NUM			MKT AREA						09																																		
NEIGHBORHOOD/LOC		9001.00																																									
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE																																						
BAS	1,663	100	2003	1,663	158,524																																						
FGR	483	55	2003	266	25,356																																						
FOP	98	30	2003	29	2,765																																						
FOP	290	30	2003	87	8,294																																						
TOTALS		2,534			2,045	194,939																																					
EXTRA FEATURES										28145 ENTERPRISE DR, HILLIARD										BLD DATE				LGL DATE		05/21/2025		MLU															
																				XF DATE				LAND DATE		11/18/2024		KBA															
																				INC DATE				AG DATE																			
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	OB/XF MKT VALUE	NOTES																										
1	0811	CONCRETE B	0	100	30	30	900.00	SF	5.20	5.20	100	2003	2003	3	82	3,838																											
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2003	2003	3	86	1,720																											
3	0811	CONCRETE B	0	100	24	21	504.00	SF	5.20	5.20	100	2003	2003	3	82	2,149																											
4	0300	BOAT DCK W	0	100	16	8	128.00	SF	20.00	20.00	100	2005	2005	3	36	922																											
5	0351	CARPORT MT	0	100	30	18	540.00	SF	10.00	10.00	100	2011	2011	3	45	2,430																											
6	0681	POLE SHED	0	100	71	40	2,840.00	SF	15.00	15.00	100	1994	1994	3	20	8,520																											
7	0855	CONC PAVER	0	100	0	0	568.00	SF	10.00	10.00	100	2012	2012	3	92	5,226																											
8	0812	CONCRETE C	0	100	0	0	1,380.00	SF	4.00	4.00	100	2018	2018	3	97	5,354																											
LAND DESCRIPTION										TOTAL OB/XF 30,159																																	
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	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV																			
1	005000	C	AGRICULTURAL	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000																										
2	005010	A	SERVICE ACRE	0	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	500.00	500.00	500																										
3	005600	A	TIMBER 3 N S	0		OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	390.00	390.00	1,170																										
4	005902	A	HARDWOOD SI	0		OR	0.00	0.00	6.50	AC		1.00	1.00	1.00	190.00	190.00	1,235																										
5	009530	C	POND	100		OR	0.00	0.00	0.50	AC		1.00	1.00	1.00	2,500.00	2,500.00	1,250																										
6	009910	M	MARKET VALUE	0		OR	0.00	0.00	11.00	AC		1.00	1.00	1.00	15,500.00	15,500.00	170,500																										
REVIEW DATE	12/15/2023	BY	KBA	Total Acres: 12.00		Total Land Value: 49,155		Market: 170,500		Agricultural: 2,905		Common: 46,250		PRINTED 07/30/2025 BY SYS																													

CRIBB LARRY C & VICKI
28145 ENTERPRISE DRIVE
HILLIARD, FL 32046-2316

25-4N-23-2020-0028-0010

[illegible]