PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 513/389 &
PT IN OR 503/9 BEING ONLY PT

CRIBBS MARION BRUCE & RUBY M
30772 NELSON RD
HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

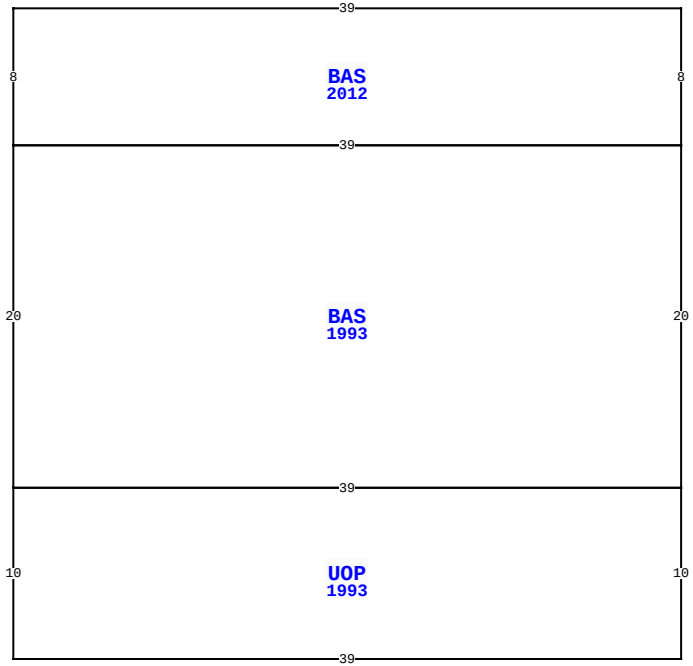
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	780	100	1993	780	70,753
BAS	312	100	2012	312	28,302
UOP	390	20	1993	78	7,075
TOTALS	1,482			1,170	106,130

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,170	111.3000	111.30	130,221	1959	1979	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 1092 HX Base Yr



30772 NELSON RD, 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		106,130
TOTAL MARKET OB/XF VALUE		2,268
TOTAL LAND VALUE - MARKET		64,800
TOTAL MARKET VALUE		173,198
SOH/AGL Deduction		116,754
ASSESSED VALUE		56,444
TOTAL EXEMPTION VALUE	HX HB DX	36,444
BASE TAXABLE VALUE		20,000
TOTAL JUST VALUE		173,198
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		146,690

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E007045	CHNGE SRVC	0	06/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0513/0389	3/12/1987	WD	Q	V		2,700
GRANTOR: NELSON LONNIE B & BOB						
GRANTEE: CRIBBS MARION BRUCE						
0503/0009	9/03/1986	WD	Q	I	01	100
GRANTOR: CRIBBS CHARLES A & MA						
GRANTEE: CRIBBS MARION B & R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W39 S8 BAS=[YR=1993] S20 UOP=[YR=1993] S10 E39 N10 W39 $ E39 N20 W39 $ E39 N8 $.

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	0681	POLE SHED	0	100	40	14	560.00	SF	15.00	15.00	100	2000	2000	3	27	2,268	

LAND DESCRIPTION

TOTAL OB/XF 2,268

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	100	0007	OR	0.00	0.00	1.44	AC		1.00	1.00	1.00	45,000.00	45,000.00	64,800							

REVIEW DATE 11/01/2019 BY TWA Total Acres: 1.44 Total Land Value: 64,800 Market: 0 Agricultural: 0 Common: 64,800 PRINTED 07/30/2025 BY SYS