PT OF REUBEN LASSITER GRANT
SEC 38-4N-23E IN OR 2587/1031
(EX UTIL ESMT IN OR 1629/1898)

CRIBBS CHARLES A & MARY S L/E/
30734 NELSON RD
HILLIARD, FL 32046

2025

38-4N-23-0000-0001-0160

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 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

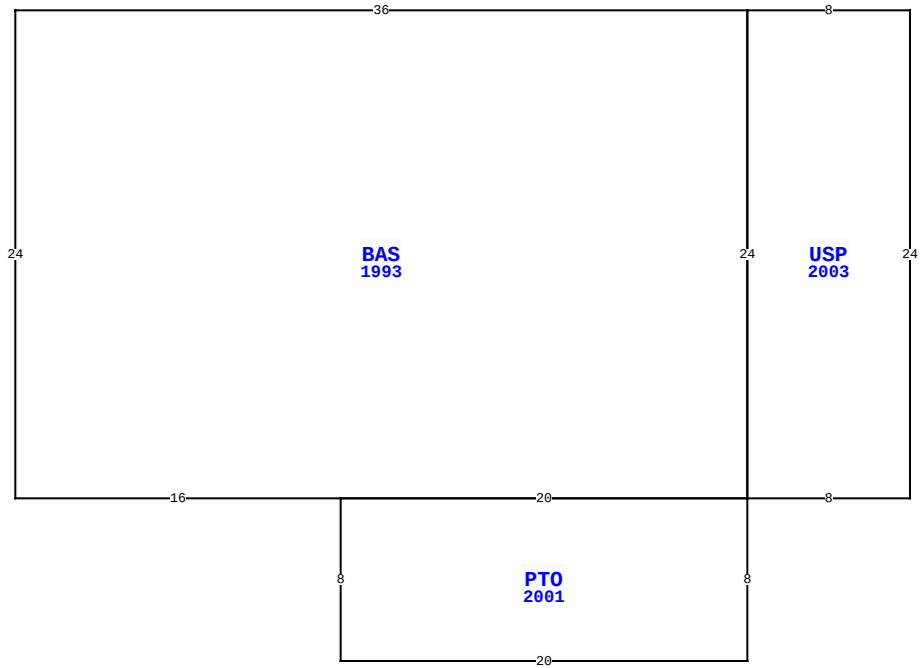
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	864	100	1993	864	25,505
PTO	160	5	2001	8	236
USP	192	50	2003	96	2,834
TOTALS	1,216			968	28,575

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	968	123.0000	98.40	95,251	1985	1985	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 864 HX Base Yr 2003



30734 NELSON RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/07/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		28,575
TOTAL MARKET OB/XF VALUE		3,372
TOTAL LAND VALUE - MARKET		56,700
TOTAL MARKET VALUE		88,647
SOH/AGL Deduction		53,635
ASSESSED VALUE		35,012
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		10,012
TOTAL JUST VALUE		88,647
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		77,086

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515298	GARAGE	10,800	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2587/1031	8/29/2022	LE	U	I	11	100
GRANTOR: CRIBBS CHARLES A & MA						
GRANTEE: CRIBBS BRYAN ALLEN						
1857/0744	5/20/2013	QC	U	I	11	100
GRANTOR: CRIBBS PATRICIA A						
GRANTEE: CRIBBS CHARLES A &						

BUILDING NOTES

BUILDING DIMENSIONS

USP=[YR=2003] W8 BAS=[YR=1993] W36 S24 E16 PTO=[YR=2001] S8 E20 N8 W20$ E20 N24 $ S24 E8 N24$.

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	0752	USP	0	100	30	16	480.00	SF	15.00	15.00	100	1998	1998	3	25	1,800	
2	0810	CONCRETE A	0	100	20	18	360.00	SF	2.60	2.60	100	2005	2005	3	84	786	
3	0810	CONCRETE A	0	100	20	18	360.00	SF	2.60	2.60	100	2005	2005	3	84	786	

LAND DESCRIPTION

TOTAL OB/XF 3,372

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	0005	OR	0.00	0.00	2.16	AC		1.00	1.00	0.75	35,000.00	26,250.00	56,700							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.16 Total Land Value: 56,700 Market: 0 Agricultural: 0 Common: 56,700 PRINTED 07/30/2025 BY SYS