PT SEC 10-3N-23E
IN OR 646/973
(EX PT IN OR 2745/1860,

CUNNINGHAM JAMES G & LILLIS D
17286 CUNNINGHAM FARMS PLACE
HILLIARD, FL 32046

2026

10-3N-23-0000-0010-0000

BUILDING CHARACTERISTICS

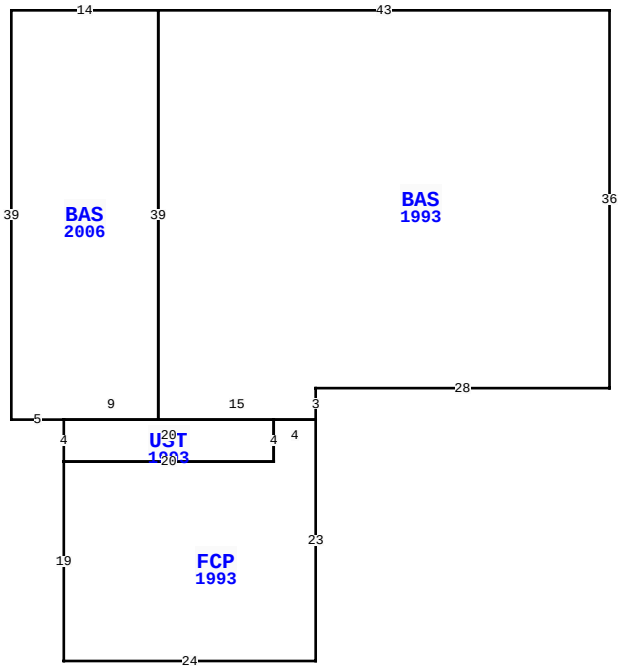
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 60
Exterior Wall	20	FACE BRICK 40
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01
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	1,593	100	1993	1,593	161,935
BAS	546	100	2006	546	55,503
FCP	472	25	1993	118	11,995
UST	80	45	1993	36	3,660
TOTALS	2,691			2,293	233,093

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,293	92.7864	128.97	295,728	1966	1986	0	0	0	21.18	78.82

1 SNGL FAM 100% - 0 Heated Area: 2139 HX Base Yr 1993



17286 CUNNINGHAM FARMS PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		246,995
TOTAL MARKET OB/XF VALUE		1,470
TOTAL LAND VALUE - MARKET		110,460
TOTAL MARKET VALUE		358,925
SOH/AGL Deduction		108,259
ASSESSED VALUE		250,666
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		199,255
TOTAL JUST VALUE		358,925
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		410,513

PERMIT NUM	DESCRIPTION	AMT	ISSUED
E22803	NEW CONSTR	0	07/01/2010
E951818	NEW CONSTR	0	05/01/1995
B941235	NEW CONSTR	95,000	10/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0646/0973	1/17/1992	WD	Q	I		275,000
GRANTOR: BIEBERBACH ROBT ETAL						
GRANTEE: CUNNINGHAM JAMES &						
0567/1100	4/18/1989	QC	Q	I	01	100
GRANTOR: BIEBERBACH ROBERT C						
GRANTEE: BIEBERBACH ANN & WM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W43 BAS=[YR=2006] W14 S39 E5 UST=[YR=1993] S4 FCP=[YR=1993] S19 E24 N23 W4 S4 W20$ E20 N4 W20$ E9 N39$ S39 E15 N3 E28 N36$.

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
2	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	42	1,470	

LAND DESCRIPTION

TOTAL OB/XF 1,470

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	21,000.00	21,000.00	21,000							
2	000100	C	RES	100		OR	0.00	0.00	4.26	AC		1.00	1.00	1.00	21,000.00	21,000.00	89,460							

REVIEW DATE 04/03/2025 BY WWA Total Acres: 5.26 Total Land Value: 110,460 Market: 0 Agricultural: 0 Common: 110,460 PRINTED 07/09/2026 BY SYS

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HILLIARD, FL 32046

2026

10-3N-23-0000-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

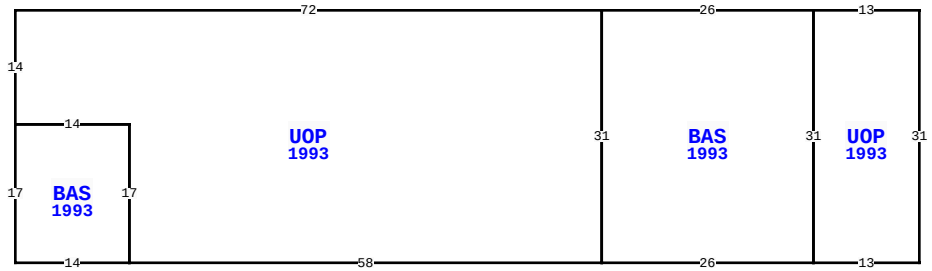
ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 70
Exterior Wall	29	NONE 30
Roof Structur	02	SHED 100
Roof Cover	01	MINIMUM 100
Interior Wall	01	MINIMUM 100
Interior Floo	03	CONC FINSH 100
Ceiling	02	F.NOT SUS 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Plumbing		0 100
Frame	03	MASONRY 100
Story Height		10 100
RMS		2 100
Stories	1.	1. 100
Class	00	. 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	238	100	1993	238	1,877
BAS	806	100	1993	806	6,356
UOP	403	30	1993	121	954
UOP	1,994	30	1993	598	4,715
TOTALS	3,441			1,763	13,902

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
8600	06	1,763	58.4237	15.77	27,803	1966	1966	0	0	0	50.00	50.00

2 BARNS 0% - 0 Heated Area: 1044 HX Base Yr 1993



17286 CUNNINGHAM FARMS PL, HILLIARD

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0567/1100	4/18/1989	QC	Q	I	01	100
GRANTOR: BIEBERBACH ROBERT C						
GRANTEE: BIEBERBACH ANN & WM						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W13 BAS=[YR=1993] W26 UOP=[YR=1993] W72 S14 BAS=[YR=1993] S17 E14 N17 W14$ E14 S17 E58 N31$ S31 E26 N31$ S31 E13 N31$.

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	OB/XF MKT VALUE	NOTES

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

REVIEW DATE 04/03/2025 BY WWA Total Acres: 5.26 Total Land Value: 110,460 Market: 0 Agricultural: 0 Common: 110,460 PRINTED 07/09/2026 BY SYS