PT OF SW1/4
IN OR 1049/1239
2002 CLASS TW

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

2026

20-4N-25-0000-0006-0060

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

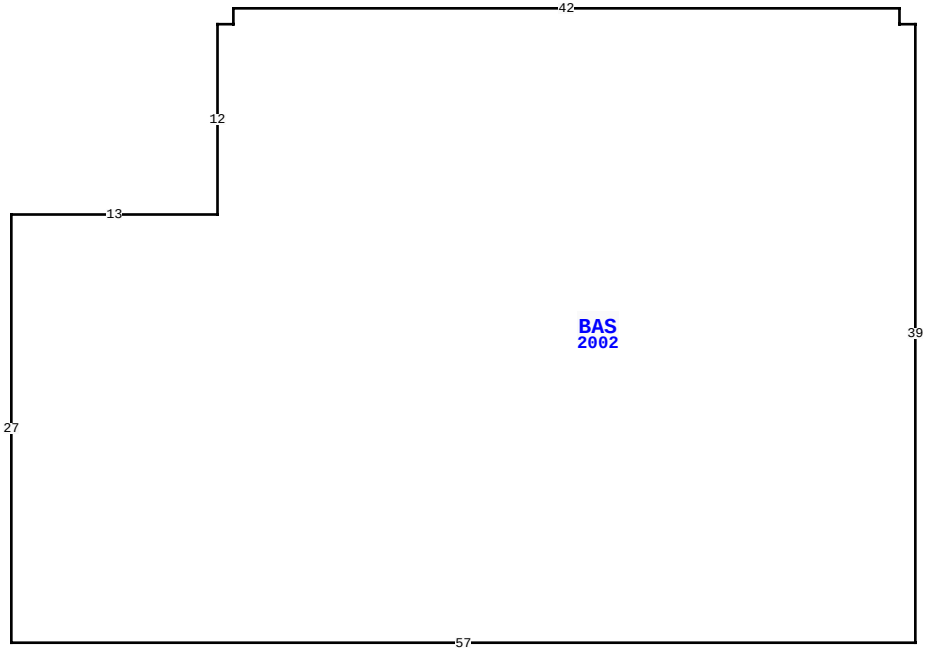
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,109	100	2002	2,109	102,505
TOTALS	2,109			2,109	102,505

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,109	117.4000	105.66	222,837	2002	2002	0	0	0	54.00	46.00

1 M/H 94+ 100% - 2003 Heated Area: 2109 HX Base Yr 2003



48136 RABBIT RUN, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/08/2026 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		102,505
TOTAL MARKET OB/XF VALUE		2,940
TOTAL LAND VALUE - MARKET		107,800
TOTAL MARKET VALUE		213,245
SOH/AGL Deduction		118,216
ASSESSED VALUE		95,029
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		43,618
TOTAL JUST VALUE		213,245
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,399

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	I	07	100

GRANTOR: INGRAM JANICE B
GRANTEE: CUMBUS WILLIAM & DO

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W1 N1 W42 S1 W1 S12 W13 S27 E57 N39$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2002	2002	3	84	2,940	

LAND DESCRIPTION

TOTAL OB/XF 2,940

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		OR	0.00	0.00	3.08	AC		1.00	1.00	1.00	35,000.00	35,000.00	107,800							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.08 Total Land Value: 107,800 Market: 0 Agricultural: 0 Common: 107,800 PRINTED 07/09/2026 BY SYS