PT OF SW1/4
IN OR 389 PG 414
R/W OR 1027/1774

CUMBUS WILLIAM & DENISE
48136 RABBIT RUN
HILLIARD, FL 32046

2026

20-4N-25-0000-0006-0170

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	02	WALL BOARD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.5	1.5 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

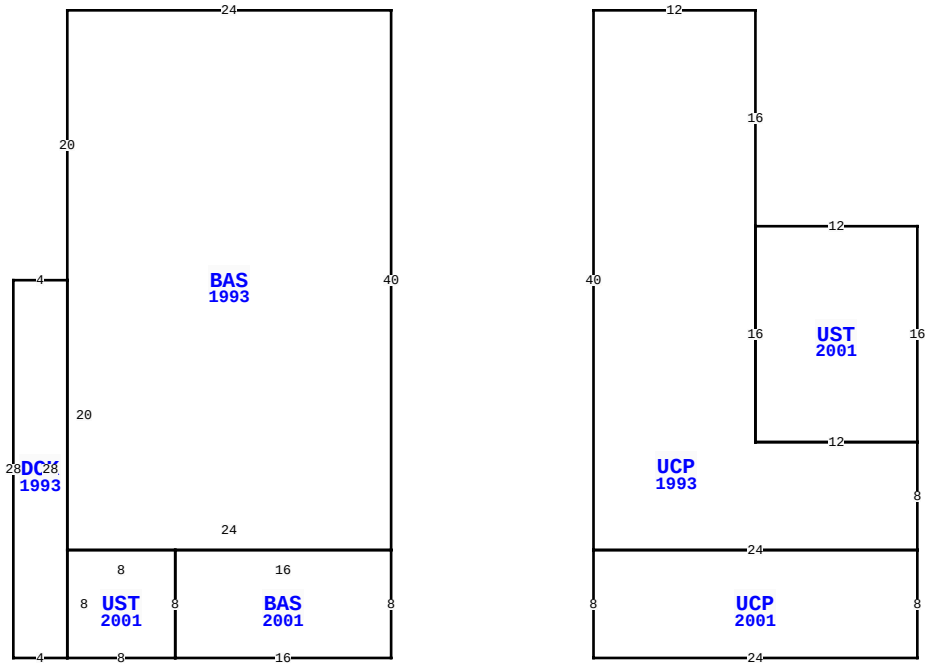
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	05
NEIGHBORHOOD/LOC	5001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	960	100	1993	960	58,347
BAS	128	100	2001	128	7,780
DCK	112	10	1993	11	669
UCP	576	20	1993	115	6,990
UCP	192	20	2001	38	2,309
UST	64	45	2001	29	1,762
UST	192	45	2001	86	5,227
TOTALS	2,224			1,367	83,084

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,367	95.6800	100.46	137,329	1984	1984	0	0	0	39.50	60.50

1 SINGLE FAM 0% - 0 Heated Area: 1088 HX Base Yr



48242 TRACER TRL, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	83,084
TOTAL MARKET OB/XF VALUE	480
TOTAL LAND VALUE - MARKET	71,500
TOTAL MARKET VALUE	155,064
SOH/AGL Deduction	7,219
ASSESSED VALUE	147,845
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	147,845
TOTAL JUST VALUE	155,064
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	152,109

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0384/0314	4/01/1983	WD	U	V		100

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S20 DCK=[YR=1993] W4 S28 E4 UST=[YR=2001] E8 BAS=[YR=2001] E16 N8 W16 S8 $ N8 W8 S8 $ N28 $ S20 E24 N40 $ PTR= E15 UCP=[YR=1993] E12 S16 UST=[YR=2001] E12 S16 W12 N16 $ S16 E12 S8 UCP=[YR=2001] S8 W24 N8 E24 $ W24 N40 $ W15 $.

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
3	0940	SHEDS/PORT	0	0	8	10	80.00	SF	30.00	30.00	100	2003	2003	3	20	480	

LAND DESCRIPTION

TOTAL OB/XF 480

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	0	0005	OR	0.00	0.00	1.43	AC		1.00	1.00	1.00	50,000.00	50,000.00	71,500							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.43 Total Land Value: 71,500 Market: 0 Agricultural: 0 Common: 71,500 PRINTED 07/09/2026 BY SYS