IN OR 573 PG 637
L/E OR 591/718
R407753 & R407754

CUMBUS DENISE
48056 RABBIT RUN
HILLIARD, FL 32046

2026

20-4N-25-0000-0006-0180

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	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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

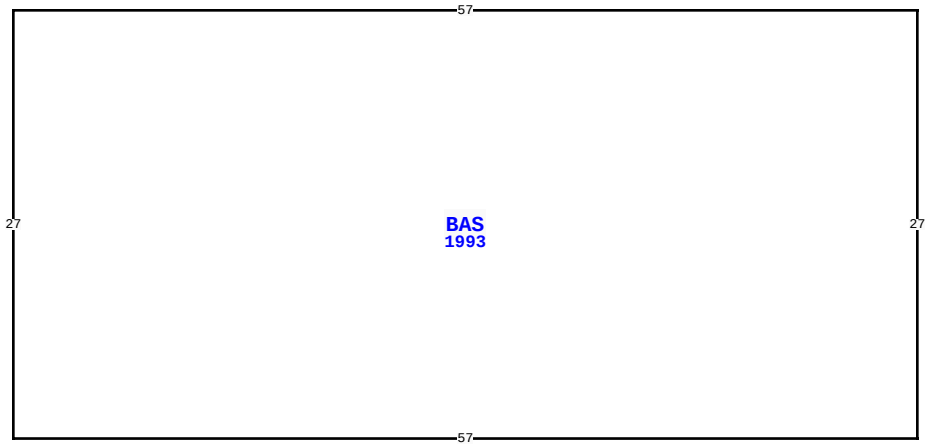
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 05
NEIGHBORHOOD/LOC 5001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,539	100	1993	1,539	48,349
TOTALS	1,539			1,539	48,349

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,539	123.2000	104.72	161,164	1988	1988	0	0	0	70.00	30.00

1 M/H 93- 0% - 2025 Heated Area: 1539 HX Base Yr



48056 RABBIT RUN, 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	48,349
TOTAL MARKET OB/XF VALUE	5,904
TOTAL LAND VALUE - MARKET	32,350
TOTAL MARKET VALUE	86,603
SOH/AGL Deduction	0
ASSESSED VALUE	86,603
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,603
TOTAL JUST VALUE	86,603
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	128,135

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0591/0718	2/28/1990	WD	U	I	18	100
GRANTOR: CUMBUS DENISE						
GRANTEE: CROOK MARY L L/E						
0573/0637	6/28/1989	WD	U	V		4,300
GRANTOR: INGRAM ROBT JR & J B						
GRANTEE: CROOK & CUMBUS						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W57 S27 E57 N27$.

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	1242	WD DECK A	0	0	8	19	152.00	SF	10.00	10.00	100	1988	1988	3	20	304	
3	0510	GARAGE WD-	0	0	25	20	500.00	SF	35.00	35.00	100	1995	1995	3	20	3,500	
4	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	60	2,100	

LAND DESCRIPTION

TOTAL OB/XF 5,904

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	1.62	AC		1.00	1.00	0.70	25,000.00	17,500.00	28,350							
2	009605	C	WETLANDS	0					4.00	AC		1.00	1.00	1.00	1,000.00	1,000.00	4,000							

REVIEW DATE 04/07/2026 BY TWA Total Acres: 5.62 Total Land Value: 32,350 Market: 0 Agricultural: 0 Common: 32,350 PRINTED 07/09/2026 BY SYS