

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

2026

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



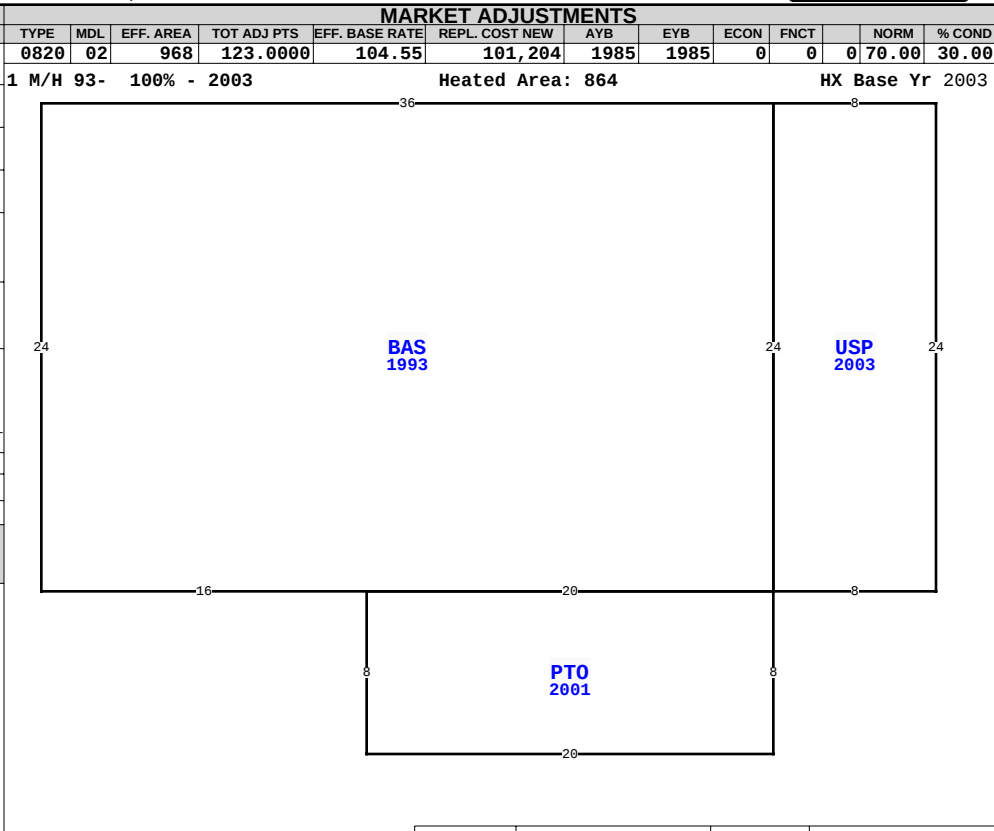
BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floop	14	CARPET 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	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	27,099
PTO	160	5	2001	8	251
USP	192	50	2003	96	3,011
TOTALS	1,216			968	30,361

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON
1	0752	USP	0 100	30	16	480.00	SF	15.00	15.00	100	1998

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T
1	000100	C	RES	100	0005	OR	0.00	0.00	2.16	AC	



30734 NELSON RD, HILLIARD											
BLD DATE											
XF DATE											
INC DATE											
LGL DATE											
LAND DATE											
AG DATE											
05/12/2026 MLU											

NASSAU COUNTY PROPERTY											
VALUATION SUMMARY											PAGE 1 of 1
4											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						30,361					
TOTAL MARKET OB/XF VALUE						1,728					
TOTAL LAND VALUE - MARKET						55,080					
TOTAL MARKET VALUE						87,169					
SOH/AGL Deduction						51,212					
ASSESSED VALUE						35,957					
TOTAL EXEMPTION VALUE						25,000					
BASE TAXABLE VALUE						10,957					
TOTAL JUST VALUE						87,169					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						88,647					

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\$.											