

PT JOSEPH HADDOCK DONATION
SEC 43-4N-25E &
ESMT IN OR 664/1561)

CRIBB CHARLES JASON
4883 GRINDER TRAIL
HILLIARD, FL 32046

2026

43-4N-25-0000-0002-0120



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 50
Interior Wall	08	DECORATIVE 50
Interior Floo	09	PINE WOOD 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms	3	100
Bathrooms	1	100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units	0	100
Occupancy	00	NONE 100

Quality	04	Quality Level 04
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	1,160	100	1996	1,160	92,870
FOP	84	30	1996	25	2,001
FST	90	55	1996	50	4,003
UOP	32	20	1996	6	480
TOTALS	1,366			1,241	99,354

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00
2	0681	POLE SHED	0	100	6	8	48.00	SF	15.00
3	0681	POLE SHED	0	100	38	50	1,900.00	SF	15.00

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS
1	000100	C	RES	100	0006	OR	0.00	0.00	6.56

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,241	108.1500	113.56	140,928	1936	1936	0	0	29.50	70.50	
1 SINGLE FAM 100% - 2023												
Heated Area: 1160												
HX Base Yr 2023												

TOTAL OB/XF 27,078													
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	ORIG COND	YEAR ON	YEAR ACTUAL	Q
1	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	100	1950	1950	3
2	0681	POLE SHED	0	100	6	8	48.00	SF	15.00	100	1998	1998	3
3	0681	POLE SHED	0	100	38	50	1,900.00	SF	15.00	100	2025	2022	03

TOTAL OB/XF 27,078													
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND
1	000100	C	RES	100	0006	OR	0.00	0.00	6.56	AC		1.00	1.00

NASSAU COUNTY PROPERTY									
VALUATION SUMMARY									
VALUATION BY					STANDARD				
Tax Group: 4					Tax Dist:				
BUILDING MARKET VALUE					99,354				
TOTAL MARKET OB/XF VALUE					27,078				
TOTAL LAND VALUE - MARKET					164,000				
TOTAL MARKET VALUE					290,432				
SOH/AGL Deduction					101,418				
ASSESSED VALUE					189,014				
TOTAL EXEMPTION VALUE					51,411				
BASE TAXABLE VALUE					137,603				
TOTAL JUST VALUE					290,432				
NCON VALUE					0				
INCOME VALUE									
PREVIOUS YEAR MKT VALUE					253,679				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20010117	REPAIR/RRF	7,532	10/22/2020
B1632615	CARPORT	8,437	07/01/2016
B963285	HOUSEMVING	41,396	02/01/1996

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
2554/1049	4/07/2022	QC	U	I	11	50,000	
GRANTOR: CRIBB CHARLES R							
GRANTEE: CRIBB CHARLES JASON							
0962/0291	12/14/2000	QC	U	I	07	100	
GRANTOR: HARRELL MARTHA A							
GRANTEE: CRIBB CHARLES R							

BUILDING NOTES									
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BUILDING DIMENSIONS									
BAS=[YR=1996] W13 FST=[YR=1996] N6 W7 UOP=[YR=1996] N4 W8 S4 E8\$ W8 S6 E15 \$ W16 S40 E1 FOP=[YR=1996] S6 E14 N6 W14\$ E28 N40\$.									