IN OR 2491/969
EX R/W OR 408/66

RILEY MARIAH D & KALA LINDSEY WIGGINS
10137 MULBERRY LANDING RD
HILLIARD, FL 32046

2023

37-3N-23-0000-0001-0070

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	12	CEDAR 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
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.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

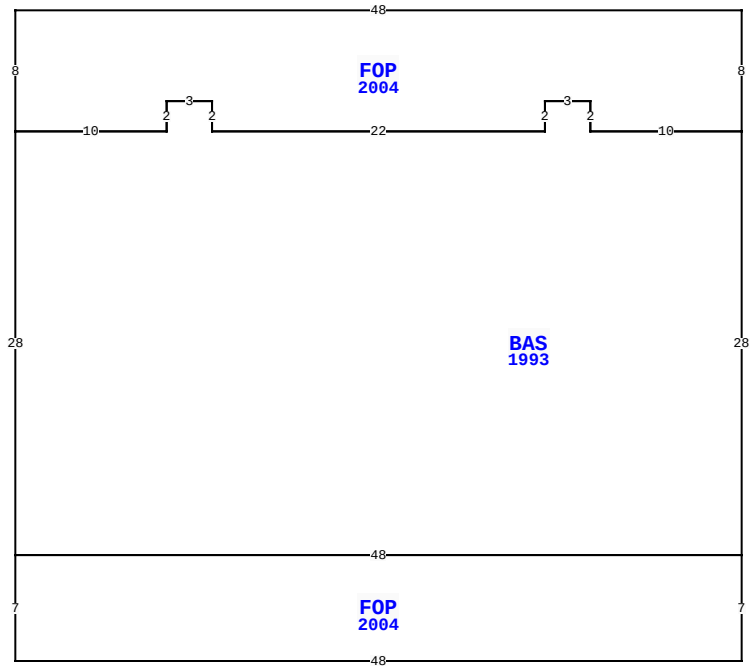
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,356	100	1,356	127,756
FOP	336	30	101	9,516
FOP	372	30	112	10,552
TOTALS	2,064		1,569	147,824

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,569	117.3000	105.86	166,094	1987	2000	0	0	0	11.00	89.00

1 SINGLE FAM – 100% - 2022 Heated Area: 1356 HX Base Yr 2022



BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

10137 MULBERRY LANDING ANX, HILLIARD

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		164,869
TOTAL MARKET OB/XF VALUE		15,001
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		274,870
SOH/AGL Deduction		70,003
ASSESSED VALUE		204,867
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		149,867
TOTAL JUST VALUE		274,870
NCON VALUE		17,045
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		220,311

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22006006	GARAGE	53,892	04/18/2022
B0311948	NEW CONSTR	95,904	11/01/2003
8551	MH MOVE-ON	7,500	05/24/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2491/0969	8/03/2021	WD	Q	I	01	315,000
GRANTOR: MCCLINTON MICHAEL SHA						
GRANTEE: RILEY MARIAH D & KA						
2047/1603	5/13/2016	WD	U	I	12	60,000
GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: MCCLINTON MICHAEL S						

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=2004] W48 S8 BAS=[YR=1993] S28 FOP=[YR=2004] S7 E48 N7 W48 $ E48 N28 W10 N2 W3 S2 W22 N2 W3 S2 W10 $ E10 N2 E3 S2 E22 N2 E3 S2 E10 N8 $.

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	0940	SHEDS/PORT	0	100	12	12	144.00	SF	21.30	21.30	100	1987	1987	3	20	613	
3	0681	POLE SHED	0	100	23	23	529.00	SF	7.50	7.50	100	1988	1988	3	20	794	
4	0940	SHEDS/PORT	0	100	15	12	180.00	SF	20.10	20.10	100	1990	1990	3	20	724	
5	0681	POLE SHED	0	100	15	10	150.00	SF	15.00	15.00	100	1991	1991	3	20	450	
6	1242	WD DECK A	0	100	15	14	210.00	SF	10.00	10.00	100	2001	2001	3	20	420	
7	0937	WELL	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1982	1982	3	100	6,000	
8	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	1982	1982	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 15,001

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	000115	C	SFR ACRES	100	0005	OR	0.00	0.00	5.00	AC		1.00	1.00	1.00	19,000.00	19,000.00	95,000							

REVIEW DATE 08/29/2022 BY WW Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS

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2023

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NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100

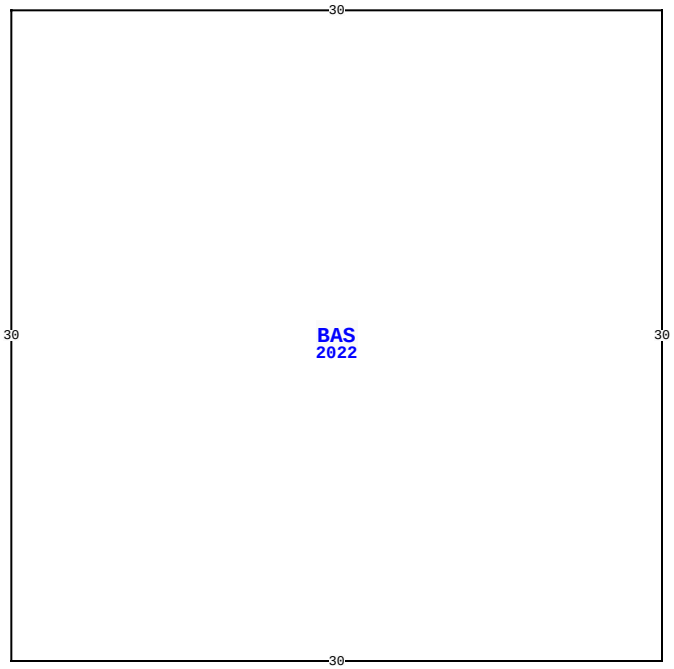
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	900	100	900	17,045
TOTALS	900		900	17,045

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	900	54.6480	19.13	17,217	2022	2022	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2022 Heated Area: 900 HX Base Yr 2022



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GRANTOR: LSF9 MASTER PARTICIPA						
GRANTEE: MCCLINTON MICHAEL S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W30 S30 E30 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 08/29/2022 BY WW Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS