RP 497534 & RP 497544
IN OR 1763/1695

GRIFFIN PATRICIA R EST
10510 MULBERRY LANDING ANNEX
HILLIARD, FL 32046

2023

37-3N-23-0000-0001-0080

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	08	WD ON PLY 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	02	CONVECTION 100
Bedrooms		1 100
Bathrooms		1 100
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

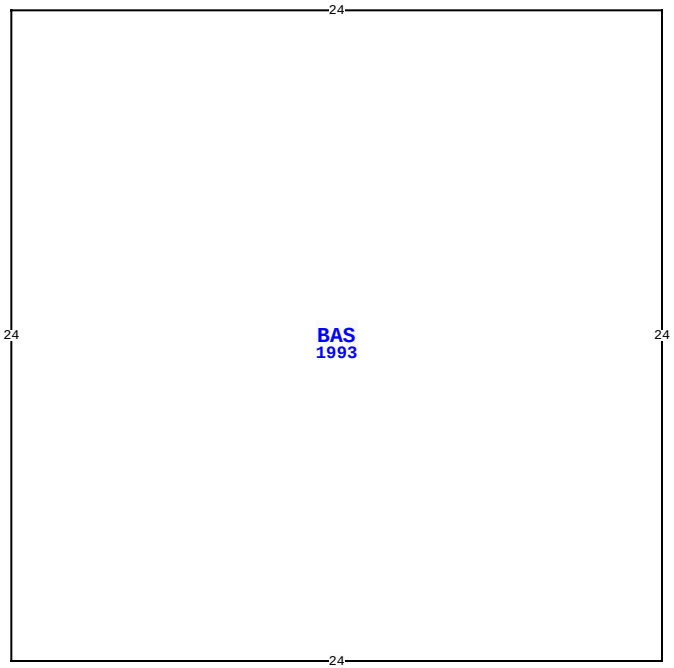
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	576	34,327
TOTALS	576		576	34,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	576	95.7000	86.37	49,749	1975	1975	0	0	0	31.00	69.00

1 SINGLE FAM – 0% - 2023 Heated Area: 576 HX Base Yr



10502 MULBERRY LANDING ANX, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	34,327
TOTAL MARKET OB/XF VALUE	1,175
TOTAL LAND VALUE - MARKET	73,068
TOTAL MARKET VALUE	108,570
SOH/AGL Deduction	0
ASSESSED VALUE	108,570
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,570
TOTAL JUST VALUE	108,570
NCON VALUE	1,175
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	112,080

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8654	MH MOVE-ON	19,900	08/26/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1763/1695	11/08/2011	QC	U	I	11	100
GRANTOR: GRIFFIN WILLIAM J						
GRANTEE: GRIFFIN PATRICIA R						
0634/0022	8/19/1991	WD	U	I		35,000
GRANTOR: RICHARDSON OTIS & C						
GRANTEE: GRIFFIN WM &PATRICI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W24 S24 E24 N24$.

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
1	0940	SHEDS/PORT	0	0	16	8	128.00	SF	20.10	20.10	100	1984	1984	3	20	515	
3	1242	WD DECK A	0	0	10	5	50.00	SF	10.00	10.00	100	1993	1993	3	20	100	
4	1242	WD DECK A	0	0	8	8	64.00	SF	10.00	10.00	100	1993	1993	3	20	128	
5	0681	POLE SHED	0	0	24	6	144.00	SF	15.00	15.00	100	1993	1993	3	20	432	

LAND DESCRIPTION

TOTAL OB/XF 1,175

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	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.20	30,000.00	36,000.00	72,000							
2	009640	C	HDWD	0			0.00	0.00	6.10	AC		1.00	1.00	1.00	175.00	175.00	1,068							

REVIEW DATE 12/14/2022 BY WW Total Acres: 8.10 Total Land Value: 73,068 Market: 0 Agricultural: 0 Common: 73,068 PRINTED 08/02/2023 BY SYS