

IN OR 1478/477
ESMT OR 1708/291

WHITLEY HAL C & PATRICIA A
10690 MULBERRY LANDING ANNEX
HILLIARD, FL 32046

2023

37-3N-23-0000-0001-0090



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY															
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION SUMMARY															
Exterior Wall	06	BD/BATTEN 100	0100	01	1,508	122.4000	110.47	166,589	2003	2003	0	0	0	14.25	85.75	STANDARD														
Roof Structur	07	GAMBREL 100	1 SINGLE FAM - 100% - 2023													Heated Area: 756														
Roof Cover	12	MODULAR MT 100														HX Base Yr 2023														
Interior Wall	06	CUST PANEL 100																												
Interior Floop	07	CORK/VTILE 100																												
Air Condition	03	CENTRAL 100																												
Heating Type	04	AIR DUCTED 100																												
Bedrooms	1	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	756	100	756	71,614																										
FOP	210	30	63	5,968																										
FOP	243	30	73	6,915																										
FOP	180	30	54	5,115																										
FST	1,008	55	554	52,479																										
PTO	162	5	8	758																										
TOTALS			2,559	1,508	142,850																									
EXTRA FEATURES																10690 MULBERRY LANDING ANX, HILLIARD														
L N	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	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2005	2005	3	44	18,480														
3	0474	VF 4 RAIL	0	100	0	0	176.00	LF	9.25	9.25	100	2007	2007	3	74	1,205														
LAND DESCRIPTION																TOTAL OB/XF 19,685														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	1.80	AC		1.00	1.00	1.20	30,000.00	36,000.00	64,800													
2	009640	C	HDWD	0			0.00	0.00	4.60	AC		1.00	1.00	1.00	175.00	175.00	805													
REVIEW DATE 09/12/2018 BY TWA Total Acres: 6.40 Total Land Value: 65,605 Market: 0 Agricultural: 0 Common: 65,605 PRINTED 08/02/2023 BY SYS																														