IN OR 2160/1118
EX R/W OR 408/66

RYAN JOHN MICHAEL SR
11053 MULBERRY LANDING ANNEX
HILLIARD, FL 32046

2023

37-3N-23-0000-0001-0280

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	07	GAMBREL 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	06	CUST PANEL 60
Interior Wall	02	WALL BD/WD 40
Interior Floo	02	MIN PLYWD 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
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

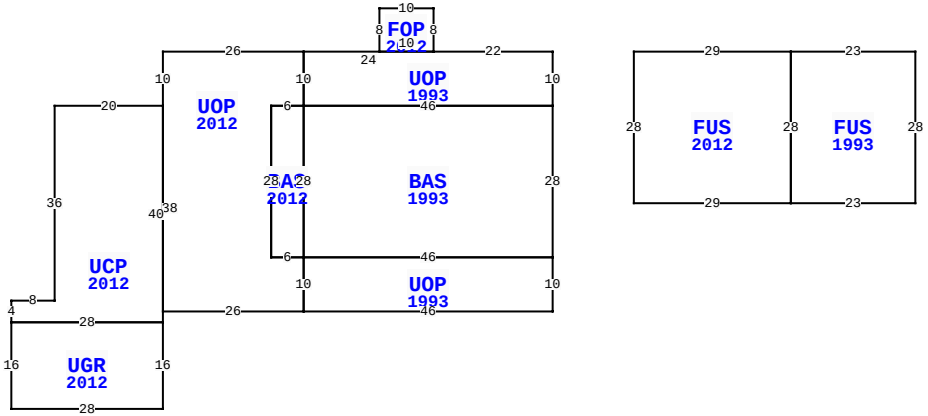
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,288	100	1,288	78,659
BAS	168	100	168	10,260
FOP	80	30	24	1,466
FUS	644	100	644	39,329
FUS	812	100	812	49,589
UCP	832	20	166	10,138
UGR	448	45	202	12,336
UOP	460	20	92	5,619
UOP	460	20	92	5,619
UOP	1,080	20	216	13,191
TOTALS	6,272		3,704	226,205

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,704	80.8000	72.92	270,096	1986	1986	0	0	0	16.25	83.75

1 SINGLE FAM – 100% - 2019 Heated Area: 2912 HX Base Yr 2019



11053 MULBERRY LANDING ANX, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		226,205
TOTAL MARKET OB/XF VALUE		27,733
TOTAL LAND VALUE - MARKET		95,000
TOTAL MARKET VALUE		348,938
SOH/AGL Deduction		124,490
ASSESSED VALUE		224,448
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		174,448
TOTAL JUST VALUE		348,938
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		297,280

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2160/1118	11/13/2017	FJ	U	I	11	0
GRANTOR: RYAN JOHN J EST						
GRANTEE: RYAN JOHN MICHAEL S						
0811/0773	10/27/1997	QC	U	I	06	35,000
GRANTOR: RYAN JOHN J & RUBY J						
GRANTEE: RYAN JOHN J						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W22 FOP=[YR=2012] N8 W10 S8 E10$ W24
UOP=[YR=2012] W26 S10 UCP=[YR=2012] W20 S36 W8 S4
UGR=[YR=2012] S16 E28 N16 W28$E28 N40$ S38 E26 UOP=[YR=1993]
E46 N10 BAS=[YR=1993] N28 W46 BAS=[YR=2012] W6 S28 E6 N28$
S28 E46$ W46 S10$ N10 W6 N28 E6 N10$ S10 E46 N10$ PTR=E15
FUS=[YR=2012] E29 FUS=[YR=1993] E23 S28 W23 N28$ S28 W29 N28$
W15$.

EXTRA FEATURES

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
1	0940	SHEDS/PORT	0	100	18	16	288.00	SF	20.10	20.10	100	1983	1983	3	20	1,158	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1986	1986	3	62	1,240	
3	0200	BARN WD 0-	0	100	23	31	713.00	SF	20.00	20.00	100	1983	1983	3	20	2,852	
5	0940	SHEDS/PORT	0	100	9	16	144.00	SF	13.20	13.20	100	1983	1983	3	20	380	
6	0510	GARAGE WD-	0	100	36	16	576.00	SF	35.00	35.00	100	1983	1983	3	20	4,032	
8	0510	GARAGE WD-	0	100	44	30	1,320.00	SF	35.00	35.00	100	1997	1997	3	26	12,012	
9	0681	POLE SHED	0	100	44	12	528.00	SF	15.00	15.00	100	1997	1997	3	26	2,059	
10	0351	CARPORT MT	0	100	50	16	800.00	SF	10.00	10.00	100	1997	1997	3	20	1,600	
11	0351	CARPORT MT	0	100	24	20	480.00	SF	10.00	10.00	100	2010	2010	3	50	2,400	

LAND DESCRIPTION

TOTAL OB/XF 27,733

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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 09/12/2018 BY TWA Total Acres: 5.00 Total Land Value: 95,000 Market: 0 Agricultural: 0 Common: 95,000 PRINTED 08/02/2023 BY SYS