IN OR 706/1930

MCCLINTON MICHAEL S/MCCLINTON CRYSTAL EST
P O BOX 366
HILLIARD, FL 32046

2023

37-3N-23-0000-0001-0300

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	11	SLATE 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 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
Occupancy	00	NONE 100
Quality	04	Quality Level 04

DOR CODE 0100 SINGLE FAMILY

MAP NUM | MKT AREA 09

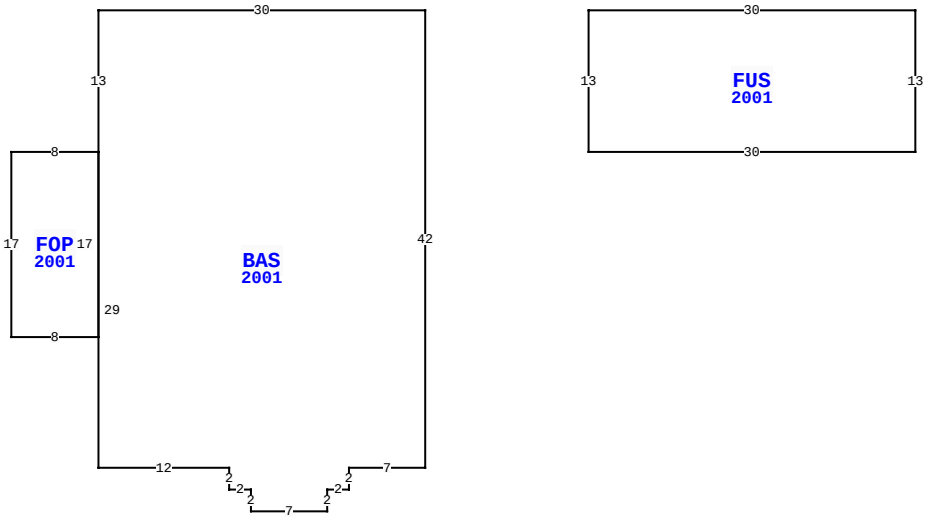
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,296	100	1,296	108,023
FOP	136	30	41	3,418
FUS	390	100	390	32,507
TOTALS	1,822		1,727	143,946

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,727	102.9000	92.87	160,386	2001	2001	0	0	0	10.25	89.75

1 SINGLE FAM – 100% - 1998 Heated Area: 1686 HX Base Yr 1998



10250 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		143,946
TOTAL MARKET OB/XF VALUE		1,004
TOTAL LAND VALUE - MARKET		97,850
TOTAL MARKET VALUE		242,800
SOH/AGL Deduction		108,877
ASSESSED VALUE		133,923
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		83,923
TOTAL JUST VALUE		242,800
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		209,871

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006901	NEW CONSTR	144,000	02/01/2000
MH971659	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0706/1930	6/14/1994	WD	Q	V		25,000

GRANTOR: HOLDERFIELD JIMMY & P

GRANTEE: MCCLINTON MICHAEL &

0384/0660	4/01/1983	WD	Q	V		14,800

GRANTOR:

GRANTEE:

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W30 S13 FOP=[YR=2001] W8 S17 E8 N17 $ S29 E12 S2 E2 S2 E7 N2 E2 N2 E7 N42 $ PTR= E15 FUS=[YR=2001] E30 S13 W30 N13 $ W15 $.

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	100	8	12	96.00	SF	19.50	19.50	100	1997	1997	3	20	374	
2	0940	SHEDS/PORT	0	100	0	0	100.00	SF	30.00	30.00	100	2002	2002	3	21	630	

LAND DESCRIPTION

TOTAL OB/XF 1,004

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	5.15	AC		1.00	1.00	1.00	19,000.00	19,000.00	97,850							

REVIEW DATE 09/12/2018 BY TWA Total Acres: 5.15 Total Land Value: 97,850 Market: 0 Agricultural: 0 Common: 97,850 PRINTED 08/02/2023 BY SYS