IN OR 919 PG 1257
MH/ID # FLHMLCP129416251A &
FLHMLCP129416251B EX 1-41

STEWART JERRY W & KARLA
P O BOX 7
HILLIARD, FL 32046-0007

2023

37-3N-23-0000-0001-0340

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

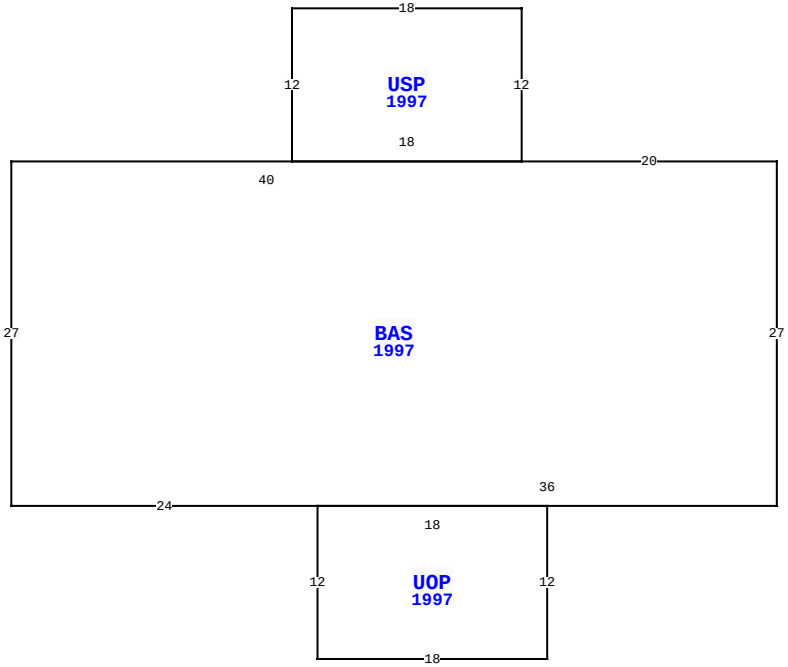
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	05	Quality Level 05
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	1,620	100	1,620	67,210
UOP	216	25	54	2,240
USP	216	50	108	4,481
TOTALS	2,052		1,782	73,931

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,782	141.1200	98.78	176,026	1997	1997	0	0	0	58.00	42.00

1 M/H 94+ – 100% - 2000 Heated Area: 1620 HX Base Yr 2000



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

10325 MULBERRY LANDING ANX, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		73,931
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		65,400
TOTAL MARKET VALUE		142,166
SOH/AGL Deduction		76,856
ASSESSED VALUE		65,310
TOTAL EXEMPTION VALUE	HX HB	40,310
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		142,166
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		111,708

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971629	MH MOVE-ON	0	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0919/1257	2/10/2000	WD	U	I	07	100
GRANTOR: CARROLL PAUL & BONNIE						
GRANTEE: STEWART JERRY & KAR						
0885/1307	6/03/1999	WD	Q	I		69,900
GRANTOR: CARROLL PAUL S & BONN						
GRANTEE: STEWART JERRY W & K						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W20 USP=[YR=1997] N12 W18 S12 E18$ W40 S27 E24
UOP=[YR=1997] S12 E18 N12 W18$ E36 N27$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	81	2,835	

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	000102	C	SFR/MH	100	0005	OR	0.00	0.00	2.18	AC		1.00	1.00	1.00	30,000.00	30,000.00	65,400							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.18 Total Land Value: 65,400 Market: 0 Agricultural: 0 Common: 65,400 PRINTED 08/02/2023 BY SYS