PT SEC 37-3N-23E
IN OR 1974/858
R277965 & R277966

RATLIFF JERRY RAY
10218 MULBERRY LANDING ANNEX
HILLIARD, FL 32046

2023

37-3N-23-0000-0001-0360

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	05	Quality Level 05

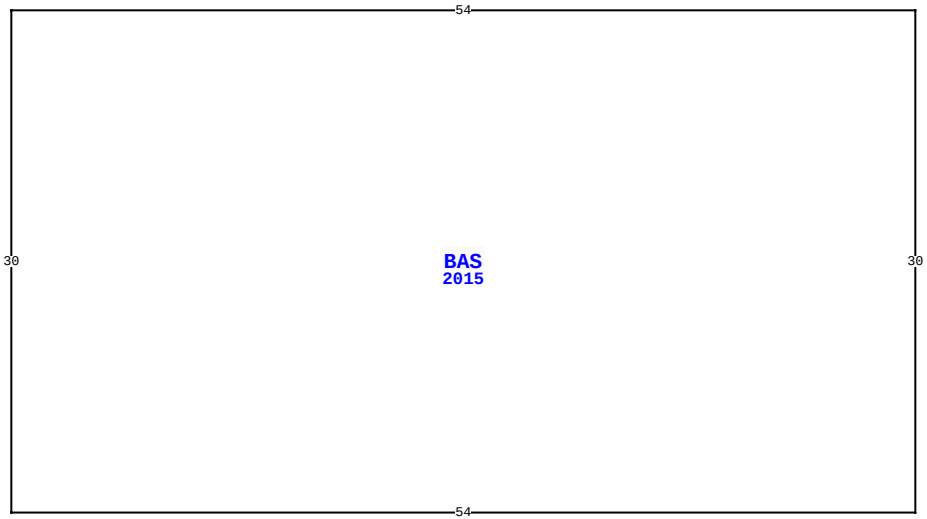
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,620	100	1,620	121,485
TOTALS	1,620		1,620	121,485

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0220	01	1,620	118.9320	77.31	125,242	2015	2015	0	0	0	3.00	97.00

2 MOD FRAME – 100% - 2016 Heated Area: 1620 HX Base Yr 2016



10218 MULBERRY LANDING ANX, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		121,485
TOTAL MARKET OB/XF VALUE		15,366
TOTAL LAND VALUE - MARKET		112,290
TOTAL MARKET VALUE		249,141
SOH/AGL Deduction		118,675
ASSESSED VALUE		130,466
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		80,466
TOTAL JUST VALUE		249,141
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,511

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1530926	CO ISSUED	0	09/11/2015
B1530926	NEW CONSTR	0	08/31/2015

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1974/0858	4/08/2015	SW	U	I	12	31,000
GRANTOR: FEDERAL HOME LOAN MOR						
GRANTEE: RATLIFF JERRY RAY						
1974/0856	2/09/2015	SW	U	I	12	100
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: FEDERAL HOME LOAN M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W54 S30 E54 N30$.

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	0350	CARPORT WD	0	100	32	16	512.00	SF	13.00	13.00	100	1980	1980	3	20	1,331	
2	0810	CONCRETE A	0	100	0	0	288.00	SF	6.50	6.50	100	1994	1994	3	70	1,310	
4	0681	POLE SHED	0	100	40	34	1,360.00	SF	15.00	15.00	100	1998	1998	3	27	5,508	
5	0350	CARPORT WD	0	100	49	30	1,470.00	SF	13.00	13.00	100	1998	1998	3	20	3,822	
6	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2015	2015	3	97	3,395	

LAND DESCRIPTION

TOTAL OB/XF 15,366

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	5.91	AC		1.00	1.00	1.00	19,000.00	19,000.00	112,290							

REVIEW DATE 04/20/2020 BY TWA Total Acres: 5.91 Total Land Value: 112,290 Market: 0 Agricultural: 0 Common: 112,290 PRINTED 08/02/2023 BY SYS