LOT 3
IN OR 1315/959
MULBERRY LANDING 1 PB 4/37

COIRO MICHAEL A
31620 CR 121
HILLIARD, FL 32046

2023

37-3N-23-2070-0003-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

31620 CR 121, HILLIARD

BLD DATE	02/26/2008	JH
XF DATE		
INC DATE		
LGL DATE		
LAND DATE		
AG DATE		

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	400
TOTAL LAND VALUE - MARKET	37,060
TOTAL MARKET VALUE	37,460
SOH/AGL Deduction	20,755
ASSESSED VALUE	16,705
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	16,705
TOTAL JUST VALUE	37,460
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	29,980

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1315/0959	5/06/2005	QC	U	V	01	100
GRANTOR: COIRO ANTHONY						
GRANTEE: COIRO MICHAEL A						
0803/0249	8/14/1997	QC	U	V	06	4,000
GRANTOR: WILLIS LYNWOOD G & JA						
GRANTEE: COIRO ANTHONY						

BUILDING NOTES

BUILDING DIMENSIONS

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	0749	M/H STORG	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1960	1960	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 400

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	000001	C	V RS W/XFOB	0	0004	OR	0.00	0.00	1.09	AC		1.00	1.00	1.00	34,000.00	34,000.00	37,060							

REVIEW DATE 04/27/2020 BY TWA Total Acres: 1.09 Total Land Value: 37,060 Market: 0 Agricultural: 0 Common: 37,060 PRINTED 08/02/2023 BY SYS