

LOT 6
IN OR 1864/1631
MULBERRY LANDING 1 PB 4/37

PHIPPS CHARLENE/SMITH CHARLES E JR
241610 CR 121
HILLIARD, FL 32046

2023

37-3N-23-2070-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	

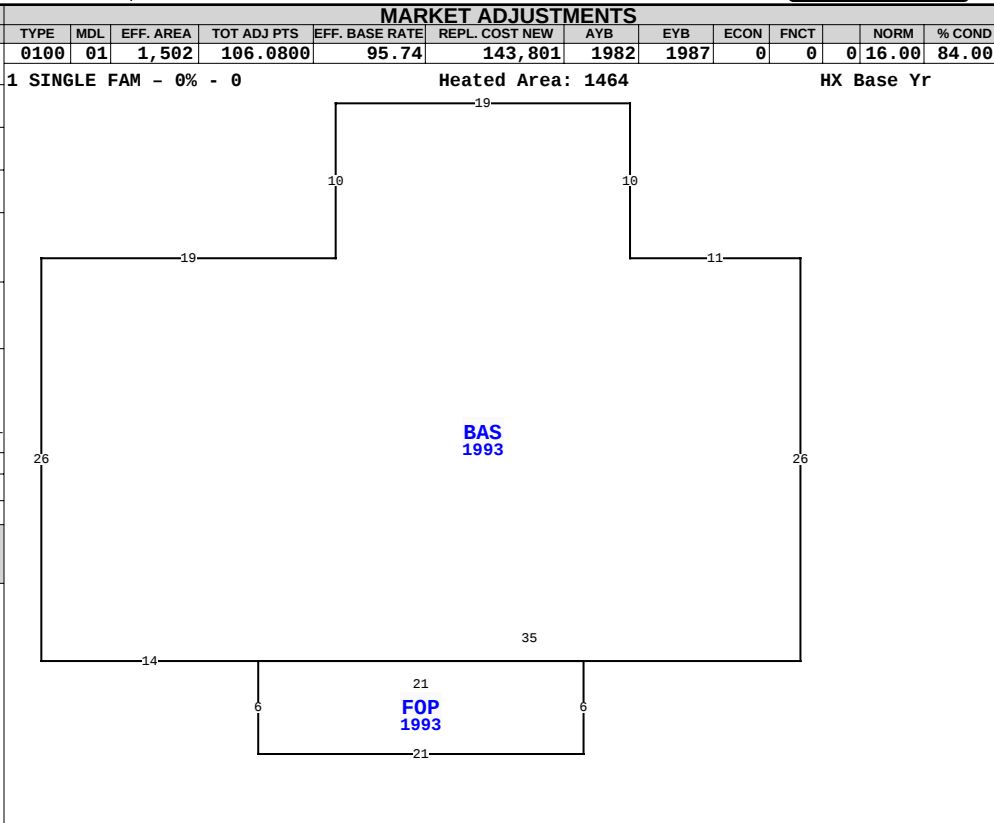
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,464	100	1,464	117,737
FOP	126	30	38	3,056

TOTALS	1,590	1,502	120,793
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EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	14	24	336.00	SF	28.00		
2	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50		
3	0510	GARAGE WD-	0	0	22	12	264.00	SF	35.00		

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	SFR	0	0006		0.00	0.00	1.20	AC	

REVIEW DATE 11/08/2021 BY TWX



BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

TOTAL OB/XF											
1396 MULBERRY LANDING RD, HILLIARD											

TOTAL OB/XF											
5,564											

Total Acres: 1.20 Total Land Value: 40,800 Market: 0 Agricultural: 0 Common: 40,800

NASSAU COUNTY PROPERTY											
PAGE 1 of 1										4	
VALUATION SUMMARY											
VALUATION BY						STANDARD					
Tax Group: 4						Tax Dist:					
BUILDING MARKET VALUE						120,793					
TOTAL MARKET OB/XF VALUE						5,564					
TOTAL LAND VALUE - MARKET						40,800					
TOTAL MARKET VALUE						167,157					
SOH/AGL Deduction						41,418					
ASSESSED VALUE						125,739					
TOTAL EXEMPTION VALUE						0					
BASE TAXABLE VALUE						125,739					
TOTAL JUST VALUE						167,157					
NCON VALUE						0					
INCOME VALUE											
PREVIOUS YEAR MKT VALUE						145,839					

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009909	VINYL SIDING	8,726	07/27/2021
7527	REPAIR/RRF	1,000	09/13/1991
6321	REMODEL	5,500	02/28/1990
4603	NEW CONSTR	5,712	01/15/1988

SALES DATA											
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE					
1864/1631	6/27/2013	WD	U	I	11	100					
GRANTOR: SMITH EVA MAE											
GRANTEE: PHIPPS CHARLENE & C											
1681/0666	5/28/2010	WD	U	I	12	38,900					
GRANTOR: DEUTSCHE BANK NATIONA											
GRANTEE: SMITH EVA MAE											

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11N10 W19 S10 W19 S26 E14 FOP=[YR=1993] S6 E21 N6 W21\$ E35 N26\$.											