LOT 21
IN OR 1683/527
MULBERRY LANDING UNIT 1

STONE RONALD D
1179 MULBERRY LANDING ROAD
HILLIARD, FL 32046

2023

37-3N-23-2070-0021-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		2 100
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

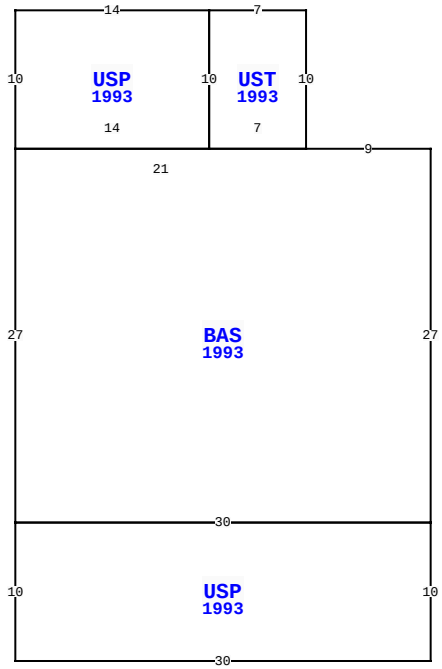
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	810	100	810	68,834
USP	140	30	42	3,569
USP	300	30	90	7,648
UST	70	45	32	2,719
TOTALS	1,320		974	82,771

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	974	114.4800	103.32	100,634	1940	1980	0	0	0	17.75	82.25

1 SINGLE FAM – 100% - 2012 Heated Area: 810 HX Base Yr 2012



1179 MULBERRY LANDING RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		82,771
TOTAL MARKET OB/XF VALUE		4,616
TOTAL LAND VALUE - MARKET		35,020
TOTAL MARKET VALUE		122,407
SOH/AGL Deduction		57,395
ASSESSED VALUE		65,012
TOTAL EXEMPTION VALUE	HX HB	40,012
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		122,407
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,832

PERMIT NUM	DESCRIPTION	AMT	ISSUED
6944	HOUSEMVING	0	01/16/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1683/0527	6/15/2010	WD	U	I	30	60,000
GRANTOR: SNELGROVE NANCY M						
GRANTEE: STONE RONALD D						
1315/1499	5/09/2005	QC	U	I	06	100
GRANTOR: FIELDS DORIS HENDERSO						
GRANTEE: FIELDS DORIS & NANC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W9 UST=[YR=1993] N10 W7 USP=[YR=1993] W14 S10 E14 N10$ S10 E7$ W21 S27 USP=[YR=1993] S10 E30 N10 W30$ E30 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	0940	SHEDS/PORT	0	100	20	20	400.00	SF	20.10	20.10	100	1980	1980	3	20	1,608	
4	1242	WD DECK A	0	100	8	8	64.00	SF	10.00	10.00	100	2000	2000	3	20	128	
5	1242	WD DECK A	0	100	20	6	120.00	SF	5.00	5.00	100	2019	2019	3	90	540	
6	0350	CARPORT WD	0	100	20	10	200.00	SF	13.00	13.00	100	2019	2019	3	90	2,340	

LAND DESCRIPTION

TOTAL OB/XF 4,616

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	000100	C	SFR	100	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	34,000.00	34,000.00	35,020							

REVIEW DATE 10/07/2020 BY TWA Total Acres: 1.03 Total Land Value: 35,020 Market: 0 Agricultural: 0 Common: 35,020 PRINTED 08/02/2023 BY SYS