LOT 22 2011 LIVE OAK DW/MH
IN OR 2112/903
MULBERRY LANDING #1 PB 4/37

SELDOMRIDGE SHIRLEY EST
171680 BAY RD
HILLIARD, FL 32046

2023

37-3N-23-2070-0022-0000

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		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

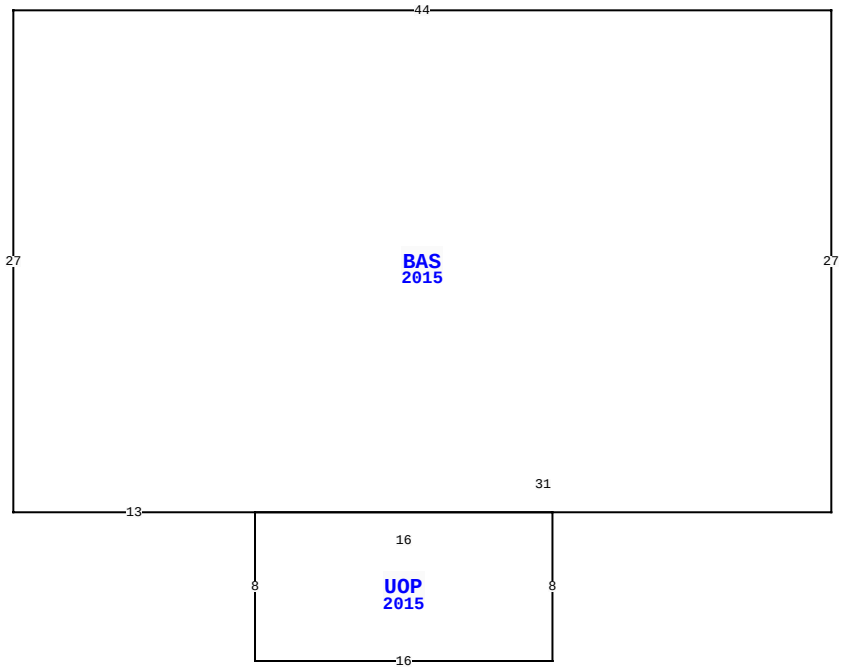
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,188	100	1,188	81,854
UOP	128	25	32	2,205
TOTALS	1,316		1,220	84,059

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,220	115.8000	81.06	98,893	2011	2015	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 0 Heated Area: 1188 HX Base Yr



1155 MULBERRY LANDING RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	84,059
TOTAL MARKET OB/XF VALUE	1,976
TOTAL LAND VALUE - MARKET	35,020
TOTAL MARKET VALUE	121,055
SOH/AGL Deduction	22,659
ASSESSED VALUE	98,396
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	98,396
TOTAL JUST VALUE	121,055
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	98,661

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1529916	CARPORT	0	02/27/2015
E1327091	NEW CONSTR	0	12/01/2013
MH135520	NEW CONSTR	0	12/01/2013

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2112/0903	4/05/2017	WD	Q	I	01	82,000
GRANTOR: JOHNSON CAROLYN S & H						
GRANTEE: SELDOMRIDGE SHIRLEY						
1890/0964	11/19/2013	WD	Q	I	02	16,000
GRANTOR: L & B LANDS INC						
GRANTEE: JOHNSON CAROLYN S						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015] W44 S27 E13 UOP=[YR=2015] S8 E16 N8 W16$ E31 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	0810	CONCRETE A	0	0	20	16	320.00	SF	6.50	6.50	100	2013	2013	3	95	1,976	

LAND DESCRIPTION

TOTAL OB/XF 1,976

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	0	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 10/24/2018 BY TWX Total Acres: 1.03 Total Land Value: 35,020 Market: 0 Agricultural: 0 Common: 35,020 PRINTED 08/02/2023 BY SYS