LOT 23
MULBERRY LANDING 1 PB 4/37

**FLORIDA LAND TRUST NO 1131**
C/O MULBERRY FLA TRUST SERVICE, PO BOX 6367
JACKSONVILLE, FL 32236-6367

**2023**

**37-3N-23-2070-0023-0000**

## BUILDING CHARACTERISTICS

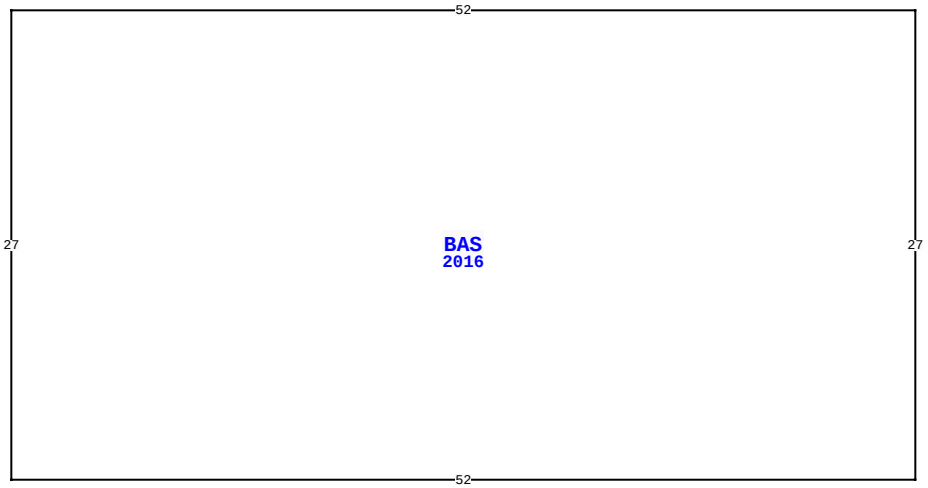
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 30 | VINYL 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 70 |
| Interior Floo | 08 | SHT VINYL 30 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 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 | 1,404 | 100 | 1,404 | 103,312 |
| TOTALS | 1,404 | | 1,404 | 103,312 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,404 | 116.8000 | 81.76 | 114,791 | 2016 | 2016 | 0 | 0 | 0 | 10.00 | 90.00 |

2 M/H 94+ – 0% - 2023 Heated Area: 1404 HX Base Yr




1131 MULBERRY LANDING RD, HILLIARD

| | | | |
|---|---|---|---|
| BLD DATE | | LGL DATE | |
| XF DATE | | LAND DATE | |
| INC DATE | | AG DATE | |

## NASSAU COUNTY PROPERTY



### VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 103,312 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 35,020 |
| TOTAL MARKET VALUE | 138,332 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 138,332 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 138,332 |
| TOTAL JUST VALUE | 138,332 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 111,689 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| MH165737 | CO ISSUED | 0 | 06/08/2016 |
| MH165737 | MH MOVE-ON | 0 | 05/31/2016 |
| E0311839 | MH MOVE-ON | 0 | 10/01/2003 |
| 8935 | MH MOVE-ON | 800 | 06/12/1992 |
| 8360 | MH MOVE-ON | 0 | 11/07/1990 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2562/0591 | 4/28/2022 | CT | U | I | 11 | 100 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FLORIDA LAN TRUST N | | | | | | |
| 2561/1634 | 4/28/2022 | CT | U | I | 18 | 143,500 |
| GRANTOR: CLERK OF COURT | | | | | | |
| GRANTEE: FLORIDA LAN TRUST N | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2016] W52 S27 E52 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 10/15/2020 BY TWA Total Acres: 1.03 Total Land Value: 35,020 Market: 0 Agricultural: 0 Common: 35,020 PRINTED 08/02/2023 BY SYS