

LOTS 28 & E 90 FT OF 29  
IN OR 393 PG 315  
MULBERRY LANDING 1 PB 4/37

YORK PATSY D  
987 MULBERRY LANDING RD  
HILLIARD, FL 32046

2023

37-3N-23-2070-0028-0000



| 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 80     |
| Interior Wall            | 02 | WALL BD/WD 20  |
| 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                  | 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       | 660              | 100         | 660          | 51,401               |
| BAS       | 920              | 100         | 920          | 71,650               |
| UOP       | 60               | 20          | 12           | 935                  |
| UOP       | 60               | 20          | 12           | 935                  |
| TOTALS    | 1,700            |             | 1,604        | 124,920              |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 12 | 12 | 144.00 | SF | 21.30 | 21.30          | 100       | 1981    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.65        | AC        | 1.00 |

| MARKET ADJUSTMENTS      |     |           |             |                |                |      |      |      |      |   |       |        |  |
|-------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|-------|--------|--|
| TYPE                    | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM  | % COND |  |
| 0100                    | 01  | 1,604     | 104.6000    | 94.40          | 151,418        | 1981 | 1981 | 0    | 0    | 0 | 17.50 | 82.50  |  |
| 1 SINGLE FAM - 100% - 0 |     |           |             |                |                |      |      |      |      |   |       |        |  |
| Heated Area: 1580       |     |           |             |                |                |      |      |      |      |   |       |        |  |
| HX Base Yr              |     |           |             |                |                |      |      |      |      |   |       |        |  |
|                         |     |           |             |                |                |      |      |      |      |   |       |        |  |

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|-----------------------------------|----|-------|----------------|-----------|----------|-------------|-----------|--------|-----------------|-------|
| 987 MULBERRY LANDING RD, HILLIARD |    |       |                |           | XF DATE  |             | LAND DATE |        |                 |       |
|                                   |    |       |                |           | INC DATE |             | AG DATE   |        |                 |       |
| UNITS                             | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON  | YEAR ACTUAL | Q         | % COND | OB/XF MKT VALUE | NOTES |
| 144.00                            | SF | 21.30 | 21.30          | 100       | 1981     | 1981        | 3         | 20     | 613             |       |
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| NASSAU COUNTY PROPERTY    |  |           |         |
|---------------------------|--|-----------|---------|
| PAGE 1 of 1               |  |           | 4       |
| VALUATION SUMMARY         |  |           |         |
| VALUATION BY              |  | STANDARD  |         |
| Tax Group: 4              |  | Tax Dist: |         |
| BUILDING MARKET VALUE     |  | 124,920   |         |
| TOTAL MARKET OB/XF VALUE  |  | 613       |         |
| TOTAL LAND VALUE - MARKET |  | 56,100    |         |
| TOTAL MARKET VALUE        |  | 181,633   |         |
| SOH/AGL Deduction         |  | 0         |         |
| ASSESSED VALUE            |  | 181,633   |         |
| TOTAL EXEMPTION VALUE     |  | 13        | 181,633 |
| BASE TAXABLE VALUE        |  | 0         |         |
| TOTAL JUST VALUE          |  | 181,633   |         |
| NCON VALUE                |  | 0         |         |
| INCOME VALUE              |  |           |         |
| PREVIOUS YEAR MKT VALUE   |  | 159,315   |         |

| PERMIT NUM | DESCRIPTION | AMT    | ISSUED     |
|------------|-------------|--------|------------|
| 3312       | H/AC        | 3,580  | 02/27/1990 |
| 5512       | NEW CONSTR  | 1,060  | 11/15/1988 |
| 4107       | NEW CONSTR  | 26,740 | 05/19/1987 |

| SALES DATA        |           |           |     |     |        |            |
|-------------------|-----------|-----------|-----|-----|--------|------------|
| OFF RECORD Number | DATE      | TYPE INST | Q U | V I | RSN CD | SALE PRICE |
| 0393/0315         | 7/01/1983 | WD        | Q   | I   |        | 25,000     |
| GRANTOR:          |           |           |     |     |        |            |
| GRANTEE:          |           |           |     |     |        |            |
| 0366/0691         | 8/01/1982 | FS        | U   | I   |        | 5,700      |
| GRANTOR:          |           |           |     |     |        |            |
| GRANTEE:          |           |           |     |     |        |            |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
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| BUILDING DIMENSIONS                                                                                                                                 |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=2012] W30 S4 UOP=[YR=1993] W10 BAS=[YR=1993] N1 W30 S22 E30 N1 UOP=[YR=1993] E10 N6 W10 S6\$ N20\$ S6 E10 N6\$ S6 W10 S8 E10 S10 E30 N28\$. |  |  |  |  |  |  |  |  |  |  |  |