ALL OF LOT 46
MULBERRY LANDING #1 PB 4/37

PARRISH ROBERT F & VELMA H L/E/
936 MULBERRY LANDING RD NORTH
HILLIARD, FL 32046

2023

37-3N-23-2070-0046-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

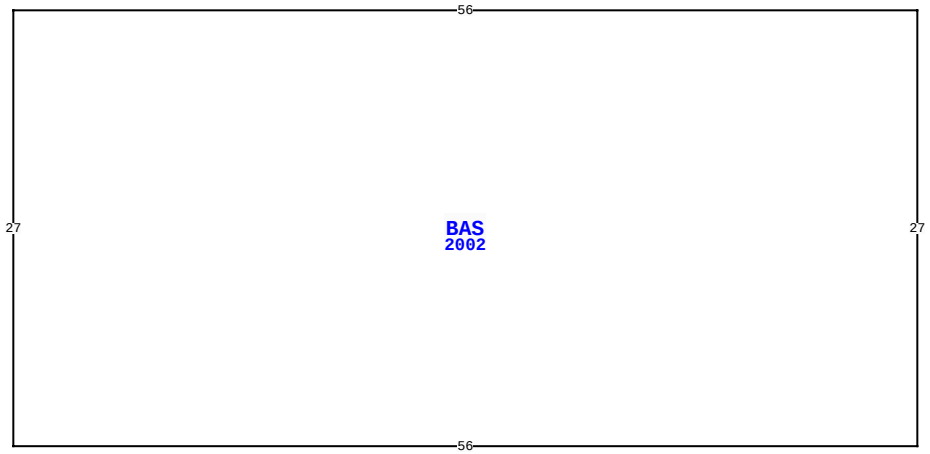
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	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	1,512	100	1,512	64,283
TOTALS	1,512		1,512	64,283

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,512	116.8000	81.76	123,621	2002	2002	0	0	0	48.00	52.00

1 M/H 94+ – 100% - 2003 Heated Area: 1512 HX Base Yr 2003



936 N 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		64,283
TOTAL MARKET OB/XF VALUE		6,144
TOTAL LAND VALUE - MARKET		60,180
TOTAL MARKET VALUE		130,607
SOH/AGL Deduction		63,778
ASSESSED VALUE		66,829
TOTAL EXEMPTION VALUE	HX HB	41,282
BASE TAXABLE VALUE		25,547
TOTAL JUST VALUE		130,607
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		105,283

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH023858	MH MOVE-ON	0	06/01/2002
B029665	FOUNDATION	1,995	05/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2654/588	7/12/2023	LE	U	I	11	100
GRANTOR: PARRISH ROBERT F & VE						
GRANTEE: SEBASTIAN TERESA PA						
0948/0427	9/06/2000	WD	U	I	13	15,500
GRANTOR: DAUGHTRY BLANE KEITH						
GRANTEE: PARRISH ROBERT & VE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2002] W56 S27 E56 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
5	0751	UOP	0	0	8	40	320.00	SF	10.00	10.00	100	2002	2002	3	32	1,024	
6	0200	BARN WD 0-	0	100	40	40	1,600.00	SF	10.00	10.00	100	2002	2002	3	32	5,120	

LAND DESCRIPTION

TOTAL OB/XF 6,144

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	100	0005	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	34,000							
2	000102	C	SFR/MH	100	0005	OR	0.00	0.00	0.77	AC		1.00	1.00	1.00	34,000.00	34,000.00	26,180							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.77 Total Land Value: 60,180 Market: 0 Agricultural: 0 Common: 60,180 PRINTED 08/02/2023 BY SYS