LOT 49
IN OR 518 PG 245
R360134 & R360135

TISON RICHARD E JR & SHERRY A
1054 MULBERRY LANDING ROAD N
HILLIARD, FL 32046-9467

2023

37-3N-23-2070-0049-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

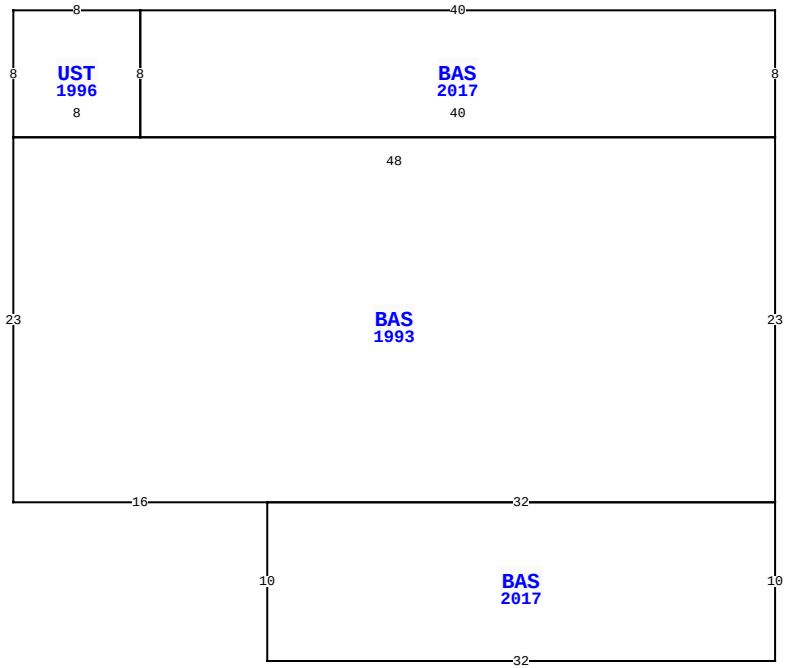
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,104	100	1,104	42,711
BAS	320	100	320	12,380
BAS	320	100	320	12,380
UST	64	55	35	1,354
TOTALS	1,808		1,779	68,826

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,779	124.0000	80.60	143,387	1985	2000	0	0	0	52.00	48.00

1 M/H 93- – 100% - 0 Heated Area: 1744 HX Base Yr



1054 N 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		68,826
TOTAL MARKET OB/XF VALUE		4,368
TOTAL LAND VALUE - MARKET		35,020
TOTAL MARKET VALUE		108,214
SOH/AGL Deduction		68,772
ASSESSED VALUE		39,442
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		14,442
TOTAL JUST VALUE		108,214
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		87,012

PERMIT NUM	DESCRIPTION	AMT	ISSUED
M961649	H/AC	0	01/01/1996
7293	MH MOVE-ON	25,000	05/20/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0518/0245	5/20/1987	WD	Q	V		8,300
GRANTOR: BEASLEY JAMES P						
GRANTEE: TISON RICHARD JR &						
0518/0244	5/20/1987	QC	U	V		100
GRANTOR: BEASLEY CARLA D						
GRANTEE: BEASLEY JAMES P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2017] W40 UST=[YR=1996] W8 S8 BAS=[YR=1993] S23 E16 BAS=[YR=2017] S10 E32 N10 W32$ E32 N23 W48 $ E8 N8 $ S8 E40 N8 $.

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
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1999	1999	3	84	1,680	
4	0681	POLE SHED	0	100	20	32	640.00	SF	15.00	15.00	100	1999	1999	3	28	2,688	

LAND DESCRIPTION

TOTAL OB/XF 4,368

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	1.03	AC		1.00	1.00	1.00	34,000.00	34,000.00	35,020							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.03 Total Land Value: 35,020 Market: 0 Agricultural: 0 Common: 35,020 PRINTED 08/02/2023 BY SYS