E 90FT OF LOT 54 & ALL OF
LOTS 55 & 56
IN OR 888/1040

UMPHREY SCOTT C
1210 MULBERRY LANDING N
HILLIARD, FL 32046

2023

37-3N-23-2070-0054-0010

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

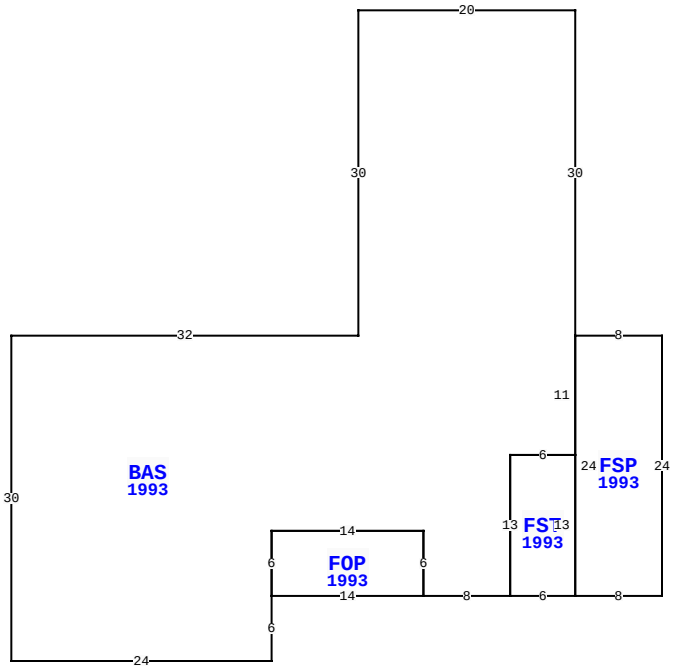
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,830	100	1,830	143,185
FOP	84	30	25	1,956
FSP	192	40	77	6,025
FST	78	55	43	3,364
TOTALS	2,184		1,975	154,530

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,975	102.9000	92.87	183,418	1988	1988	0	0	0	15.75	84.25

1 SINGLE FAM – 100% - 2000 Heated Area: 1830 HX Base Yr 2000



1210 N MULBERRY LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		154,530
TOTAL MARKET OB/XF VALUE		20,135
TOTAL LAND VALUE - MARKET		62,730
TOTAL MARKET VALUE		237,395
SOH/AGL Deduction		111,162
ASSESSED VALUE		126,233
TOTAL EXEMPTION VALUE	HX HB WR	55,000
BASE TAXABLE VALUE		71,233
TOTAL JUST VALUE		237,395
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		198,366

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8686	ADDITION	21,400	02/15/1993
8143	ADDITION	1,782	06/04/1992
4737	NEW CONSTR	10,608	03/15/1988
2899	NEW CONSTR	0	02/04/1988
2446	H/AC	1,700	02/02/1988
4781	NEW CONSTR	1,200	02/01/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0888/1040	6/24/1999	WD	Q	I		106,000
GRANTOR: BETTS ROBERT L & LILL						
GRANTEE: UMPHREY SCOTT C & B						
0596/0397	5/02/1990	WD	U	I	01	100
GRANTOR: BETTS ROBERT L						
GRANTEE: BETTS ROBERT & LILL						

BUILDING NOTES

BUILDING DIMENSIONS

FSP=[YR=1993] W8 BAS=[YR=1993] N30 W20 S30 W32 S30E24 N6
FOP=[YR=1993] E14 N6 W14 S6$ N6 E14 S6 E8 FST=[YR=1993] E6
N13 W6 S13$ N13 E6 N11$ S24 E8 N24$.

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	0511	GARAGE CB-	0	100	26	24	624.00	SF	40.00	40.00	100	1988	1988	3	57	14,227	
2	0810	CONCRETE A	0	100	0	0	456.00	SF	6.50	6.50	100	1988	1988	3	57	1,689	
3	0681	POLE SHED	0	100	24	11	264.00	SF	15.00	15.00	100	1991	1991	3	20	792	
4	0940	SHEDS/PORT	0	100	18	10	180.00	SF	21.30	21.30	100	1991	1991	3	20	767	
5	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1993	1993	3	76	2,660	

LAND DESCRIPTION

TOTAL OB/XF 20,135

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	000100	C	SFR	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	0.85	30,000.00	25,500.00	51,000							
2	000100	C	SFR	100	0005		0.00	0.00	0.69	AC		1.00	1.00	0.50	34,000.00	17,000.00	11,730							

REVIEW DATE 09/13/2018 BY TWA Total Acres: 2.69 Total Land Value: 62,730 Market: 0 Agricultural: 0 Common: 62,730 PRINTED 08/02/2023 BY SYS