LOT 60 R622061
IN OR 670 PG 1901
MULBERRY LANDING #1 PB 4/37

DAVIS PAUL L JR & BEVERLY R
29863 MULBERRY LANDING RD E
HILLIARD, FL 32046

2023

37-3N-23-2070-0060-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 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
Quality	03	Quality Level 03

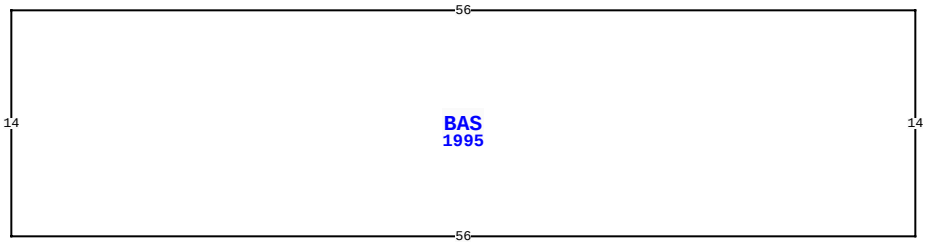
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	784	100	784	13,912
TOTALS	784		784	13,912

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	784	91.0000	59.15	46,374	1984	1984	0	0	0	70.00	30.00

1 M/H 93- – 100% - 1996 Heated Area: 784 HX Base Yr 1996



29863 E 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		13,912
TOTAL MARKET OB/XF VALUE		220
TOTAL LAND VALUE - MARKET		41,140
TOTAL MARKET VALUE		55,272
SOH/AGL Deduction		37,400
ASSESSED VALUE		17,872
TOTAL EXEMPTION VALUE	HX HB	17,872
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		55,272
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		44,213

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
0670/1901	11/30/1992	WD	Q	V		8,500
GRANTOR: WILLIS LYNWOOD & J T						
GRANTEE: DAVIS PAUL JR & BEV						
0316/0032	6/01/1980	WD	Q	V		3,600
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1995] W56 S14 E56 N14$.

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	1242	WD DECK A	0	100	11	10	110.00	SF	10.00	10.00	100	1992	1992	3	20	220	

LAND DESCRIPTION

TOTAL OB/XF 220

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	1.21	AC		1.00	1.00	1.00	34,000.00	34,000.00	41,140							

REVIEW DATE 10/07/2020 BY TWA Total Acres: 1.21 Total Land Value: 41,140 Market: 0 Agricultural: 0 Common: 41,140 PRINTED 08/02/2023 BY SYS