

HENDERSON SHAWN STEVEN/WALKER HOPE A  
175504 BAY ROAD  
HILLIARD, FL 32046

# 2023



BUILDING CHARACTERISTICS

ELEMENTCD

CONSTRUCTION

VINYL 100  
GABLE/HIP 100  
COMP SHNGL 100  
DRYWALL 100  
CARPET 70  
SHT VINYL 30  
CENTRAL 100  
AIR DUCTED 100  
  
3 100  
2 100  
WOOD FRAME 100  
  
0 0 100  
0 100  
  
  
  
Quality Level 03  
MOBILE HOME  
MKT AREA 09  
9001.00

TOTALS

1,9801,980148,819

MARKET ADJUSTMENTS

TYPEMDLEFF. AREATOT ADJ PTSEFF. BASE RATEREPL. COST NEWAYBEYBECONEFNCTNORM% COND

0832021,980116.800075.92150,322202220220001.0099.00

Heated Area: 1980HX Base Yr

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BYSTANDARD

Tax Group: 4Tax Dist:

BUILDING MARKET VALUE164,791

TOTAL MARKET OB/XF VALUE0

TOTAL LAND VALUE - MARKET41,140

TOTAL MARKET VALUE205,931

SOH/AGL Deduction23,266

ASSESSED VALUE182,665

TOTAL EXEMPTION VALUE0

BASE TAXABLE VALUE182,665

TOTAL JUST VALUE205,931

NCON VALUE164,787

INCOME VALUE

PREVIOUS YEAR MKT VALUE40,920

SUBAREA MARKET VALUE

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

SALES DATA

OFF RECORD NumberDATETYPEINSTQ / U / V / I / RSN CD SALE PRICE

2073/01949/16/2016WDU I 3713,000

GRANTOR:SANDERS PATRICIA S &

GRANTEE:HENDERSON SHAWN STE

1890/177311/19/2013QCUI I 11100

GRANTOR:SANDERS PATRICIA S &

GRANTEE:SANDERS PATRICIA S

BUILDING NOTES

BAS=[YR=2022] W66 S30 E66 N30\$.

BUILDING DIMENSIONS

BAS=[YR=2022] W66 S30 E66 N30\$.

EXTRA FEATURES

29801 E MULBERRY LANDING RD, HILLIARD

LAND DESCRIPTION

TOTAL OB/XF0

L NUSE CODECLS LAND USE DESCRIPTIONCAPRDLOC ZONEFRONTDEPTHTOT LND UTSPUNIT TYPEDTDPHFAC% CONDTOT ADJUNIT PRICEADJ UNIT PRICELAND VALUETHOTHER ADJUSTMENTS AND NOTESYEARDENSITYDECLFRZYRCONSRV

1000115CSFR ACRES00005ORSFR ACRES0.000.001.21AC1.001.001.0034,000.0034,000.0041,140

REVIEW DATE06/08/2022BYTW

Total Acres: 1.21Total Land Value: 41,140Market: 0Agricultural: 0Common: 41,140PRINTED 08/02/2023 BY SYS

LOT 62  
IN OR 2073/194  
MULBERRY LANDING # 1 PB 4/37

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2023

37-3N-23-2070-0062-0000



| BUILDING CHARACTERISTICS |                  |                  |              |                      |
|--------------------------|------------------|------------------|--------------|----------------------|
| ELEMENT                  | CD               | CONSTRUCTION     |              |                      |
| Exterior Wall            | 25               | MOD METAL 100    |              |                      |
| Roof Structur            | 03               | GABLE/HIP 100    |              |                      |
| Roof Cover               | 12               | MODULAR MT 100   |              |                      |
| Interior Wall            |                  | N/A 100          |              |                      |
| Interior Floo            | 03               | CONC FINSH 100   |              |                      |
| Air Condition            | 99               | N/A 100          |              |                      |
| Heating Type             |                  | N/A 100          |              |                      |
| Bedrooms                 |                  | 0 100            |              |                      |
| Bathrooms                |                  | 0 100            |              |                      |
| Frame                    | 05               | STEEL 100        |              |                      |
| Stories                  |                  | 0 100            |              |                      |
| Units                    |                  | 0 100            |              |                      |
| Occupancy                | 00               | NONE 100         |              |                      |
|                          |                  |                  |              |                      |
|                          |                  |                  |              |                      |
| Quality                  | 06               | Quality Level 06 |              |                      |
| 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                      | 720              | 100              | 720          | 14,519               |
| UCP                      | 360              | 20               | 72           | 1,452                |
|                          |                  |                  |              |                      |
| TOTALS                   | 1,080            |                  | 792          | 15,972               |

| MARKET ADJUSTMENTS    |     |           |             |                |                |      |      |      |      |   |      |        |
|-----------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---|------|--------|
| TYPE                  | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT |   | NORM | % COND |
| 6500                  | 01  | 792       | 58.1900     | 20.37          | 16,133         | 2021 | 2021 | 0    | 0    | 0 | 1.00 | 99.00  |
| 2 GARAGE RES - 0% - 0 |     |           |             |                |                |      |      |      |      |   |      |        |