LOT 68
MULBERRY LANDING UNIT 1
PB 4 PG 37

STROUD JOSEPH C L/E/
1196 MULBERRY LANDING ROAD
HILLIARD, FL 32046

2023

37-3N-23-2070-0068-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 70
Exterior Wall	05	AVERAGE 30
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	02	MIN PLYWD 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

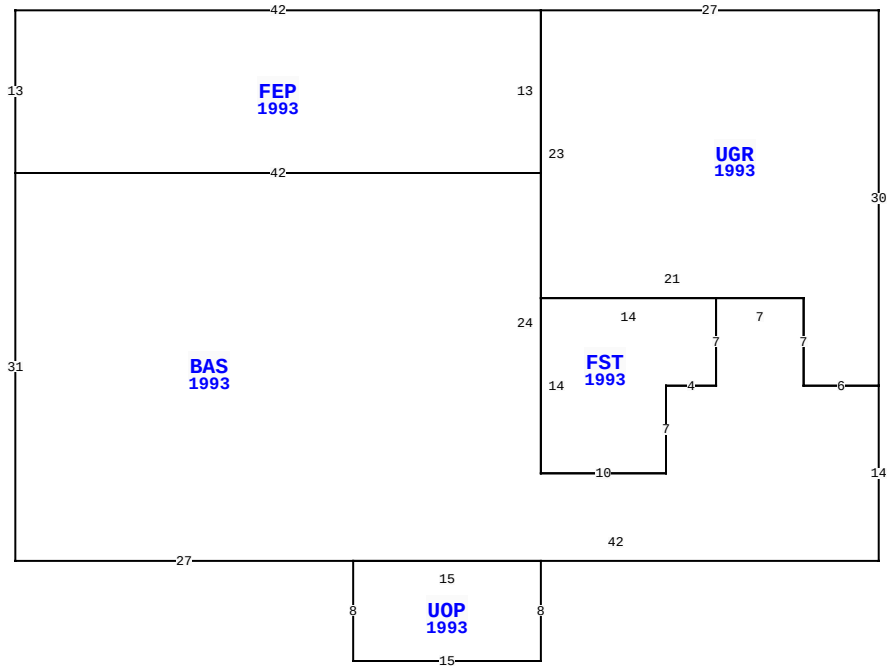
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,659	100	1,659	126,118
FEP	546	80	437	33,221
FST	168	55	92	6,994
UGR	663	45	298	22,654
UOP	120	20	24	1,825
TOTALS	3,156		2,510	190,812

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,510	84.5856	100.45	252,130	1983	1983	0	0	0	24.32	75.68

1 SNGL FAM – 100% - 0 Heated Area: 1659 HX Base Yr



1196 MULBERRY LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 2 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		212,539
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		35,020
TOTAL MARKET VALUE		247,559
SOH/AGL Deduction		103,784
ASSESSED VALUE		143,775
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		93,775
TOTAL JUST VALUE		247,559
NCON VALUE		21,727
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		205,628

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000137	GARAGE	85,628	01/04/2022
R1313724	REPAIR/RRF	0	11/01/2013
3077	H/AC	4,500	07/12/1989

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2192/1195	4/19/2018	LE	U	I	11	100
GRANTOR: STROUD JOSEPH C						
GRANTEE: STROUD JOSEPH C L/E						
0220/0530	1/01/1976	MS	U	V		11,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

UGR=[YR=1993] W27 FEP=[YR=1993] W42 S13 BAS=[YR=1993] S31 E27 UOP=[YR=1993] S8 E15 N8 W15$ E42 N14W6 N7 W7 FST=[YR=1993] W14 S14 E10 N7 E4N7$ S7 W4 S7 W10 N24 W42$ E42 N13$ S23 E21 S7 E6 N30$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	34,000.00	34,000.00	35,020							

REVIEW DATE 06/08/2022 BY TW Total Acres: 1.03 Total Land Value: 35,020 Market: 0 Agricultural: 0 Common: 35,020 PRINTED 08/02/2023 BY SYS

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NASSAU COUNTY PROPERTY

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	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

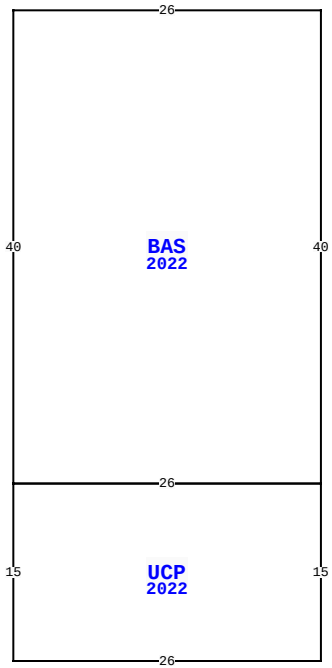
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	1,040	20,211
UCP	390	20	78	1,516
TOTALS	1,430		1,118	21,727

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,118	56.0740	19.63	21,946	2022	2022	0	0	0	1.00	99.00

3 GARAGE RES – 100% - 0 Heated Area: 1040 HX Base Yr



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0220/0530	1/01/1976	MS	U	V		11,300
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W26 S40 UCP=[YR=2022] S15 E26 N15 W26$ E26 N40$.

EXTRA FEATURES

L N	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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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