LOT 73
IN OR 1063/824
R378295 & R378296

HENDERSON JOSEPH M
1074 MULBERRY LANDING ROAD
HILLIARD, FL 32046

2023

37-3N-23-2070-0073-0000

BUILDING CHARACTERISTICS

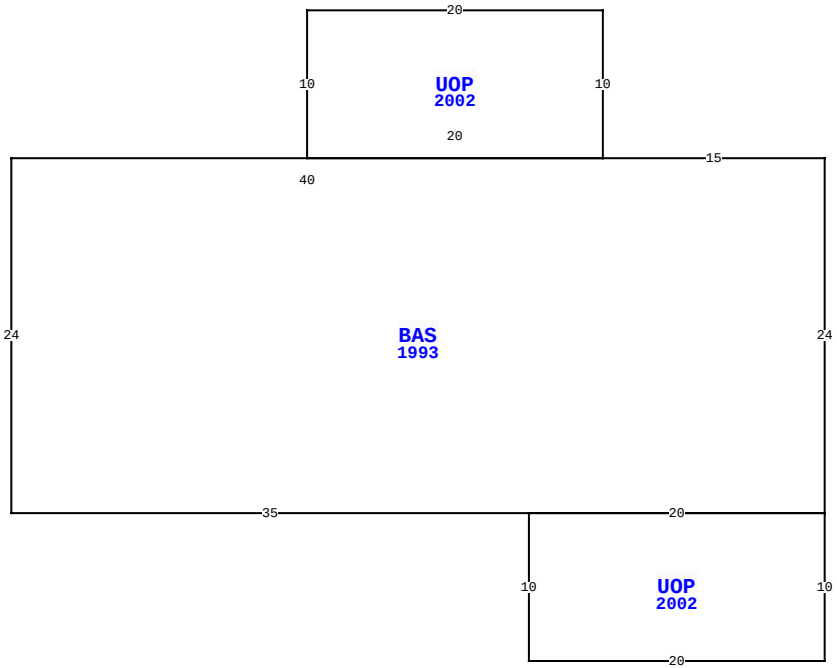
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,320	100	1,320	30,270
UOP	200	25	50	1,147
UOP	200	25	50	1,147
TOTALS	1,720		1,420	32,564

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,420	117.6000	76.44	108,545	1976	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1320 HX Base Yr 2003



1074 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		32,564
TOTAL MARKET OB/XF VALUE		7,619
TOTAL LAND VALUE - MARKET		35,020
TOTAL MARKET VALUE		75,203
SOH/AGL Deduction		41,962
ASSESSED VALUE		33,241
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		8,241
TOTAL JUST VALUE		75,203
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,991

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1063/0824	6/18/2002	WD	U	I	01	100
GRANTOR: BARBER NOAH A & LOTTI						
GRANTEE: HENDERSON JOSEPH M						
0794/1671	5/29/1997	WD	Q	I		38,500
GRANTOR: MCINTOSH HAROLD						
GRANTEE: BARBER NOAH & LOTTI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UOP=[YR=2002] N10 W20 S10 E20$ W40 S24 E35
UOP=[YR=2002] S10 E20 N10 W20$ E20 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
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1985	1985	3	60	2,100	
5	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	2000	2000	3	29	870	
6	0351	CARPORT MT	0	100	30	30	900.00	SF	6.30	6.30	100	2017	2017	3	82	4,649	

LAND DESCRIPTION

TOTAL OB/XF 7,619

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		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