LOT 82
MULBERRY LANDING #1 PB 4/37

FISHER MARGARET SUE & JAMES D
45030 REVERE ST
CALLAHAN, FL 32011

2023

37-3N-23-2070-0082-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS				

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

QUAIL RIDGE RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,020
TOTAL MARKET VALUE	35,020
SOH/AGL Deduction	0
ASSESSED VALUE	35,020
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	35,020
TOTAL JUST VALUE	35,020
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	27,810

2023 CHAMPION DWMH 28X56

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230007578	NEW DWMH	0	06/13/2023
MH013624	MH MOVE-ON	0	08/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2605/1406	11/22/2022	WD	Q	V	01	50,000
GRANTOR: STROUD TONY A/K/A JAM						
GRANTEE: FISHER MARGARET SUE						
1887/0965	10/22/2013	QC	U	I	11	100
GRANTOR: CHAIRES JOYCE A						
GRANTEE: STROUD TONY						

BUILDING NOTES

BUILDING DIMENSIONS

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	000000	C	VAC RES	0	0005	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	34,000.00	34,000.00	35,020							

REVIEW DATE 05/19/2023 BY MLU Total Acres: 1.03 Total Land Value: 35,020 Market: 0 Agricultural: 0 Common: 35,020 PRINTED 08/02/2023 BY SYS