LOTS 2 & 3
MULBERRY LANDING 3 PB 5/42 &
PT OF LOTS 5 & 6

SMITH JOSEPH B & JENNIFER A
27386 W 12TH AVE
HILLIARD, FL 32046

2023

38-3N-23-2080-0005-0020

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0001	VAC W/XFOB	
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

31010 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	0
TOTAL MARKET OB/XF VALUE	6,000
TOTAL LAND VALUE - MARKET	100,000
TOTAL MARKET VALUE	106,000
SOH/AGL Deduction	36,370
ASSESSED VALUE	69,630
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	69,630
TOTAL JUST VALUE	106,000
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	63,300

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015776	NEW CONSTR	325,617	10/20/2022
22004324	CARPORT	38,802	03/18/2022
21015601	DEMOLITION	0	11/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2603/0386	11/09/2022	WD	U	V	11	100
GRANTOR: OWENS TINA RENEE						
GRANTEE: SMITH JOSEPH BENHAM						
2414/1112	1/28/2020	QC	U	I	11	100
GRANTOR: OWENS TINA RENEE						
GRANTEE: SMITH JOSEPH BENJAM						

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
1	0937	WELL	0	0	0	0	1.00	UT	6,000.00	6,000.00	100	1972	1972	3	100	6,000	

LAND DESCRIPTION

TOTAL OB/XF 6,000

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	000115	C	SFR ACRES	0		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 12/19/2022 BY WW Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/02/2023 BY SYS