IN OR 1478/477
ESMT OR 1708/291

WHITLEY HAL C & PATRICIA A
10690 MULBERRY LANDING ANNEX
HILLIARD, FL 32046

2024

37-3N-23-0000-0001-0090

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	07	GAMBREL 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

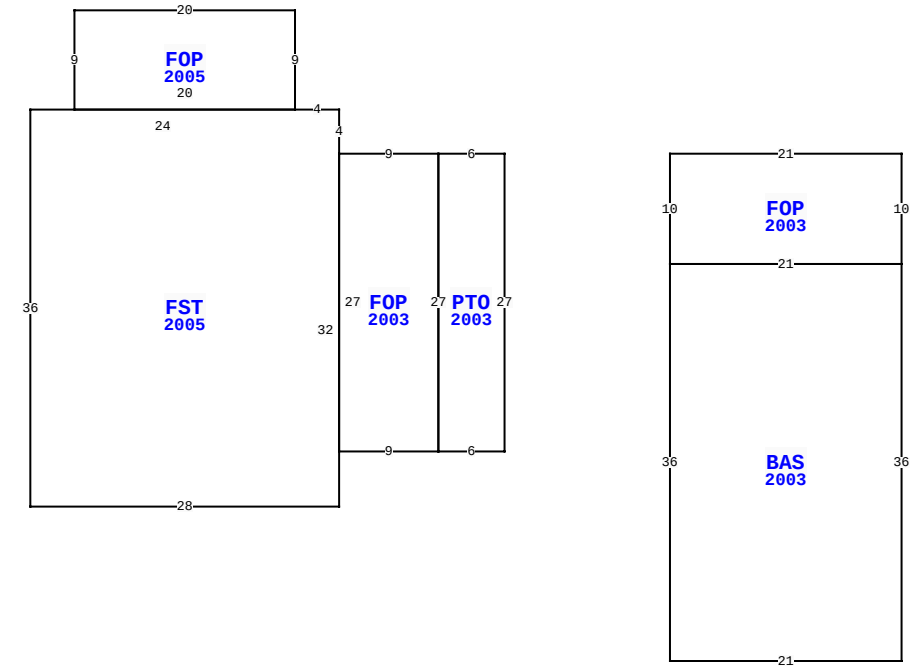
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	756	100	756	74,722
FOP	210	30	63	6,227
FOP	243	30	73	7,215
FOP	180	30	54	5,337
FST	1,008	55	554	54,756
PTO	162	5	8	791
TOTALS	2,559		1,508	149,048

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,508	122.4000	116.28	175,350	2003	2003	0	0	0	15.00	85.00

1 SINGLE FAM – 100% - 2023 Heated Area: 756 HX Base Yr 2023



10690 MULBERRY LANDING ANX, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		149,048
TOTAL MARKET OB/XF VALUE		17,972
TOTAL LAND VALUE - MARKET		65,605
TOTAL MARKET VALUE		232,625
SOH/AGL Deduction		86,503
ASSESSED VALUE		146,122
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		96,122
TOTAL JUST VALUE		232,625
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		228,140

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B14564	ADDITION	12,000	02/01/2005
E0210150	NEW CONSTR	500	09/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1478/0477	2/12/2007	WD	Q	I		135,000
GRANTOR: GUYNN WILLIAM W & BET						
GRANTEE: WHITLEY HAL C & PAT						
1047/0063	4/01/2002	WD	Q	I		49,900
GRANTOR: KEEFE JACK E & MARY J						
GRANTEE: GUYNN WILLIAM & BET						

BUILDING NOTES

BUILDING DIMENSIONS

PTO=[YR=2003] W6 FOP=[YR=2003] W9 FST=[YR=2005] N4 W4 FOP=[YR=2005] N9 W20 S9 E20$ W24 S36 E28 N32 $ S27 E9 N27 $ S27 E6 N27 $ PTR=E15 FOP=[YR=2003] E21 S10 BAS=[YR=2003] S36 W21 N36 E21 $ W21 N10 $ W15 $.

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	0510	GARAGE WD-	0	100	30	40	1,200.00	SF	35.00	35.00	100	2005	2005	3	40	16,800	
2	0474	VF 4 RAIL	0	100	0	0	176.00	LF	9.25	9.25	100	2007	2007	3	72	1,172	

LAND DESCRIPTION

TOTAL OB/XF 17,972

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	100	0005	OR	0.00	0.00	1.80	AC		1.00	1.00	1.20	30,000.00	36,000.00	64,800							
2	009640	C	HDWD	0		OR	0.00	0.00	4.60	AC		1.00	1.00	1.00	175.00	175.00	805							

REVIEW DATE 02/15/2024 BY KBA Total Acres: 6.40 Total Land Value: 65,605 Market: 0 Agricultural: 0 Common: 65,605 PRINTED 08/06/2024 BY SYS