PT OF SEC 37-3N-23E
IN OR 2646/1350
(EX EXHIBIT A IN OR 2032/1303)

KARPINSKI ASHLEY & CHRISTOPHER
10308 MULBERRY LANDING ANNEX
HILLIARD, FL 32046

2024

37-3N-23-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 90
Interior Floo	14	CARPET 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
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

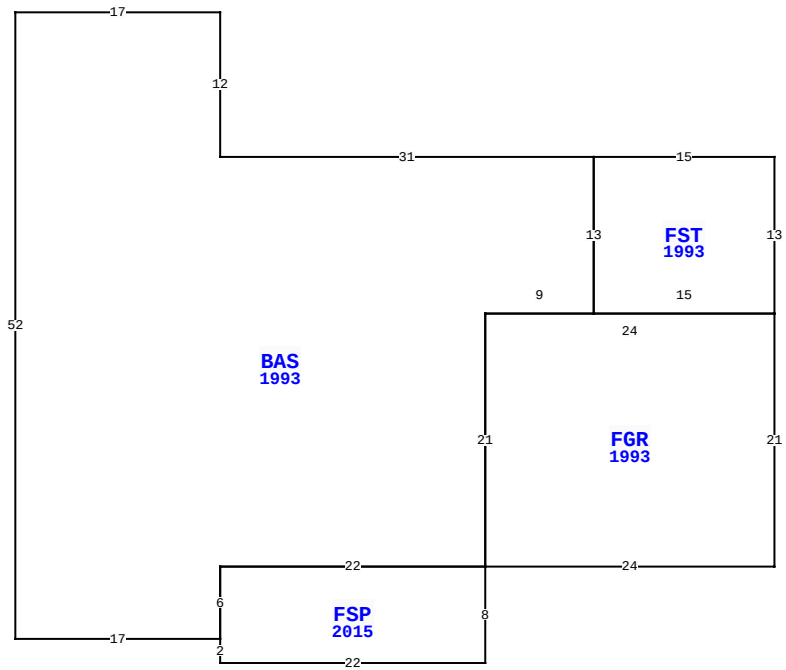
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,749	100	1,749	173,910
FGR	504	55	277	27,543
FSP	176	40	70	6,961
FST	195	55	107	10,640
TOTALS	2,624		2,203	219,052

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,203	97.9020	122.38	269,603	1988	1998	0	0	0	18.75	81.25

1 SNGL FAM – 100% - 2024 Heated Area: 1749 HX Base Yr 2024



10308 MULBERRY LANDING ANX, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		230,230
TOTAL MARKET OB/XF VALUE		7,357
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		327,587
SOH/AGL Deduction		0
ASSESSED VALUE		327,587
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		277,587
TOTAL JUST VALUE		327,587
NCON VALUE		11,178
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		320,031

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230005294	NEW ROOF	14,650	04/24/2023
B24809	ADDITION	24,373	06/01/2011
2783	H/AC	3,000	10/26/1988
3216	NEW CONSTR	0	09/20/1988
5358	NEW CONSTR	3,600	09/14/1988
5159	NEW CONSTR	78,900	09/13/1988

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2646/1350	5/31/2023	WD	Q	I	01	364,999
GRANTOR: SIMMONS DEBRA L/E						
GRANTEE: KARPINSKI ASHLEY &						
2037/1074	3/30/2016	FJ	U	I	11	0
GRANTOR: SIMMONS SHIRLEY A EST						
GRANTEE: SIMMONS DEBRA L/E E						

BUILDING NOTES

BUILDING DIMENSIONS

FST=[YR=1993] W15 BAS=[YR=1993] W31 N12 W17 S52 E17
FSP=[YR=2015] S2 E22 N8 FGR=[YR=1993] E24 N21 W24 S21 $ W22
S6 $ N6 E22 N21 E9 N13 $ S13 E15 N13 $.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1988	1988	3	64	2,240	
2	0811	CONCRETE B	0	100	0	0	908.00	SF	5.20	5.20	100	1988	1988	3	54.5	2,573	
3	0812	CONCRETE C	0	100	0	0	1,069.00	SF	4.00	4.00	100	1990	1990	3	59.5	2,544	

LAND DESCRIPTION

TOTAL OB/XF 7,357

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	3.60	AC		1.00	1.00	1.00	25,000.00	25,000.00	90,000							

REVIEW DATE 03/13/2024 BY WWA Total Acres: 3.60 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 08/06/2024 BY SYS

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HILLIARD, FL 32046

2024

37-3N-23-0000-0001-0130

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	10	STEEL FRME 100
Roof Cover	12	MODULAR MT 100
Interior Wall	07	NONE 100
Interior Floo	03	CONC FINSH 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Quality	06	Quality Level 06

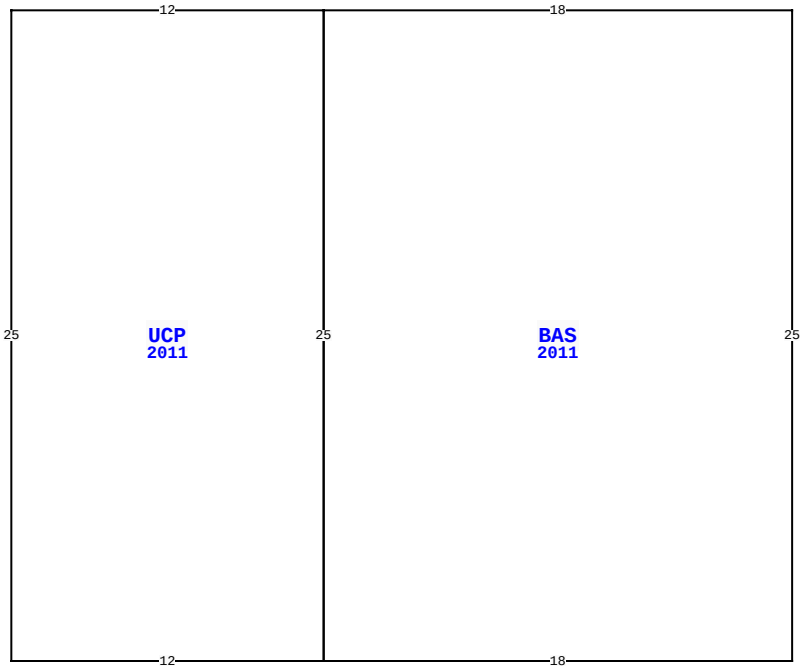
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	450	100	450	9,863
UCP	300	20	60	1,315
TOTALS	750		510	11,178

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	510	63.2500	22.14	11,291	2023	2023	0	0	0	1.00	99.00

2 GARAGE RES – 100% - 2024 Heated Area: 450 HX Base Yr 2024



10308 MULBERRY LANDING ANX, HILLIARD

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2037/1074	3/30/2016	FJ	U	I	11	0
GRANTOR: SIMMONS SHIRLEY A EST						
GRANTEE: SIMMONS DEBRA L/E E						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2011;ORIG=62,15] E18 S25 W18 N25 $
UCP=[YR=2011;ORIG=50,15] E12 S25 W12 N25 $
.

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

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