PT OF SEC 37-3N-23E
IN OR 2360/1476
ESMT IN OR 2500-1313

REGISTER GEORGE & SABRINA
10539 MULBERRY LANDING ANNEX
HILLIARD, FL 32046

2024

37-3N-23-0000-0001-0540

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

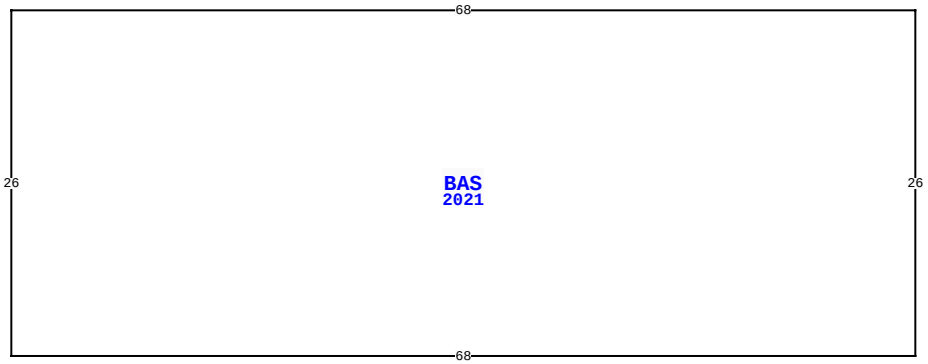
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,768	100	1,768	166,957
TOTALS	1,768		1,768	166,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,768	128.4800	96.36	170,364	2021	2021	0	0	0	2.00	98.00

1 M/H 94+ – 100% - 2023 Heated Area: 1768 HX Base Yr 2023



10539 MULBERRY LANDING ANX, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		166,957
TOTAL MARKET OB/XF VALUE		5,376
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		217,333
SOH/AGL Deduction		3,299
ASSESSED VALUE		214,034
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		164,034
TOTAL JUST VALUE		217,333
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,800

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21012844	MH MOVE-ON	0	09/23/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2360/1476	4/10/2020	QC	U	V	11	100

GRANTOR: O'BERRY LOLA
GRANTEE: REGISTER GEORGE & S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W68 S26 E68 N26$.

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	32	24	768.00	SF	35.00	35.00	100	1983	1983	3	20	5,376	

LAND DESCRIPTION

TOTAL OB/XF 5,376

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		OR	0.00	0.00	1.50	AC		1.00	1.00	1.00	30,000.00	30,000.00	45,000							

REVIEW DATE 12/03/2021 BY TW Total Acres: 1.50 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 08/06/2024 BY SYS