LOT 13
IN OR 901/567
MULBERRY LANDING #1 PB 4/37

HOBBS TEDDY & TERESA
1350 MULBERRY LANDING RD
HILLIARD, FL 32046

2024

37-3N-23-2070-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

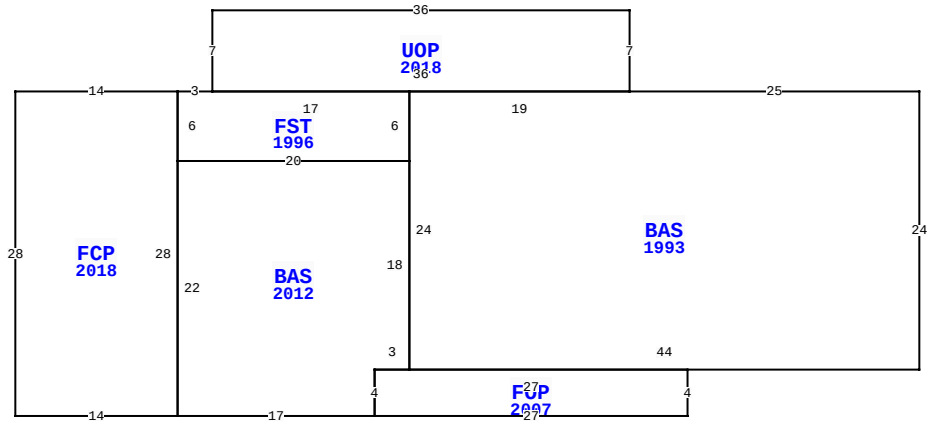
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1,056	100	1,056	86,022
BAS	428	100	428	34,865
FCP	392	25	98	7,983
FOP	108	30	32	2,607
FST	120	55	66	5,376
UOP	252	20	50	4,073
TOTALS	2,356		1,730	140,926

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,730	103.0000	97.85	169,280	1982	1985	0	0	0	16.75	83.25

1 SINGLE FAM – 100% - 2000 Heated Area: 1484 HX Base Yr 2000



1350 MULBERRY LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		140,926
TOTAL MARKET OB/XF VALUE		34,923
TOTAL LAND VALUE - MARKET		35,700
TOTAL MARKET VALUE		211,549
SOH/AGL Deduction		92,304
ASSESSED VALUE		119,245
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		69,245
TOTAL JUST VALUE		211,549
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		206,048

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006929	GARAGE	30,000	03/01/2000
B9602592	ADDITION	10,000	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0901/0567	9/29/1999	WD	Q	I		70,000
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: HOBBS TEDDY & TERES						
0747/1098	12/29/1995	WD	U	I	01	15,000
GRANTOR: FRANKLIN BILLY J						
GRANTEE: FRANKLIN BOBBY Y						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 UOP=[YR=2018] N7 W36 S7 FST=[YR=1996] W3 FCP=[YR=2018] W14 S28 E14 BAS=[YR=2012] E17 FOP=[YR=2007] E27 N4 W27 S4$ N4 E3 N18 W20 S22$ N28$ S6 E20 N6 W17$ E36$ W19 S24 E44 N24$.

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	40	30	1,200.00	SF	35.00	35.00	100	2001	2001	3	29	12,180	
2	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2009	2009	3	76	1,313	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	98	3,430	
4	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2014	2014	3	75	12,600	
5	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	2019	2019	3	90	5,400	

LAND DESCRIPTION

TOTAL OB/XF 34,923

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	0006	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	34,000.00	34,000.00	35,700							

REVIEW DATE 10/07/2020 BY TWA Total Acres: 1.05 Total Land Value: 35,700 Market: 0 Agricultural: 0 Common: 35,700 PRINTED 08/06/2024 BY SYS