

LOT 21  
IN OR 1683/527  
MULBERRY LANDING UNIT 1

STONE RONALD D  
1179 MULBERRY LANDING ROAD  
HILLIARD, FL 32046

2024

37-3N-23-2070-0021-0000



| BUILDING CHARACTERISTICS |           |                |
|--------------------------|-----------|----------------|
| ELEMENT                  | CD        | CONSTRUCTION   |
| Exterior Wall            | 05        | AVERAGE 100    |
| Roof Structur            | 03        | GABLE/HIP 100  |
| Roof Cover               | 01        | MINIMUM 100    |
| Interior Wall            | 05        | DRYWALL 100    |
| Interior Floo            | 14        | CARPET 90      |
| Interior Floo            | 08        | SHT VINYL 10   |
| Air Condition            | 03        | CENTRAL 100    |
| Heating Type             | 04        | AIR DUCTED 100 |
| Bedrooms                 | 2 100     |                |
| Bathrooms                | 1 100     |                |
| Frame                    | 02        | WOOD FRAME 100 |
| Stories                  | 1. 1. 100 |                |
| Units                    | 0 100     |                |
| BUD\$ 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       | 810              | 100         | 810          | 72,239               |
| USP       | 140              | 30          | 42           | 3,746                |
| USP       | 300              | 30          | 90           | 8,026                |
| UST       | 70               | 45          | 32           | 2,854                |
| TOTALS    | 1,320            |             | 974          | 86,864               |

| EXTRA FEATURES |            |             |         |    |    |        |    |       |                |           |         |
|----------------|------------|-------------|---------|----|----|--------|----|-------|----------------|-----------|---------|
| L N            | OB/XF CODE | DESCRIPTION | BLD CAP | L  | W  | UNITS  | UT | Adj R | ADJ UNIT PRICE | ORIG COND | YEAR ON |
| 1              | 0940       | SHEDS/PORT  | 0 100   | 20 | 20 | 400.00 | SF | 20.10 | 20.10          | 100       | 1980    |
| 2              | 1242       | WD DECK A   | 0 100   | 8  | 8  | 64.00  | SF | 10.00 | 10.00          | 100       | 2000    |
| 3              | 1242       | WD DECK A   | 0 100   | 20 | 6  | 120.00 | SF | 5.00  | 5.00           | 100       | 2019    |
| 4              | 0350       | CARPORT WD  | 0 100   | 20 | 10 | 200.00 | SF | 13.00 | 13.00          | 100       | 2019    |

| LAND DESCRIPTION |          |     |                      |     |      |          |       |       |             |           |      |
|------------------|----------|-----|----------------------|-----|------|----------|-------|-------|-------------|-----------|------|
| L N              | USE CODE | CLS | LAND USE DESCRIPTION | CAP | R D  | LOC ZONE | FRONT | DEPTH | TOT LND UTS | UNIT TYPE | D T  |
| 1                | 000100   | C   | SFR                  | 100 | 0006 | OR       | 0.00  | 0.00  | 1.03        | AC        | 1.00 |

| MARKET ADJUSTMENTS                                                                |     |           |             |                |                |      |      |      |      |         |        |
|-----------------------------------------------------------------------------------|-----|-----------|-------------|----------------|----------------|------|------|------|------|---------|--------|
| TYPE                                                                              | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB  | EYB  | ECON | FNCT | NORM    | % COND |
| 0100                                                                              | 01  | 974       | 114.4800    | 108.76         | 105,932        | 1940 | 1980 | 0    | 0    | 0 18.00 | 82.00  |
| 1 SINGLE FAM - 100% - 2012 Heated Area: 810 HX Base Yr 2012                       |     |           |             |                |                |      |      |      |      |         |        |
| <div><div>14710USP199314710UST199314710UST199321272730301010USP199330</div></div> |     |           |             |                |                |      |      |      |      |         |        |
| BLD DATE<br>XF DATE<br>INC DATE                                                   |     |           |             |                |                |      |      |      |      |         |        |
| LGL DATE<br>LAND DATE<br>AG DATE                                                  |     |           |             |                |                |      |      |      |      |         |        |
| 1179 MULBERRY LANDING RD, HILLIARD                                                |     |           |             |                |                |      |      |      |      |         |        |

| TOTAL OB/XF |  |  |  |  |  |  |  |  |  |  |  |
|-------------|--|--|--|--|--|--|--|--|--|--|--|
| 4,488       |  |  |  |  |  |  |  |  |  |  |  |

| NASSAU COUNTY PROPERTY    |  |              |               |
|---------------------------|--|--------------|---------------|
| VALUATION SUMMARY         |  |              | PAGE 1 of 1 4 |
| VALUATION BY              |  | STANDARD     |               |
| Tax Group: 4              |  | Tax Dist:    |               |
| BUILDING MARKET VALUE     |  | 86,864       |               |
| TOTAL MARKET OB/XF VALUE  |  | 4,488        |               |
| TOTAL LAND VALUE - MARKET |  | 35,020       |               |
| TOTAL MARKET VALUE        |  | 126,372      |               |
| SOH/AGL Deduction         |  | 59,410       |               |
| ASSESSED VALUE            |  | 66,962       |               |
| TOTAL EXEMPTION VALUE     |  | HX HB 41,962 |               |
| BASE TAXABLE VALUE        |  | 25,000       |               |
| TOTAL JUST VALUE          |  | 126,372      |               |
| NCON VALUE                |  | 0            |               |
| INCOME VALUE              |  |              |               |
| PREVIOUS YEAR MKT VALUE   |  | 122,407      |               |

| PERMIT NUM | DESCRIPTION       | AMT    | ISSUED     |
|------------|-------------------|--------|------------|
| B240004245 | 24X25 STORAGE BUI | 38,514 | 04/15/2024 |
| 6944       | HOUSEMVING        | 0      | 01/16/1991 |

| SALES DATA                     |           |           |     |     |                   |
|--------------------------------|-----------|-----------|-----|-----|-------------------|
| OFF RECORD Number              | DATE      | TYPE INST | Q U | V I | RSN CD            |
| 1683/0527                      | 6/15/2010 | WD U      | I   | 30  |                   |
| GRANTOR: SNELGROVE NANCY M     |           |           |     |     | SALE PRICE 60,000 |
| GRANTEE: STONE RONALD D        |           |           |     |     |                   |
| 1315/1499                      | 5/09/2005 | QC U      | I   | 06  | 100               |
| GRANTOR: FIELDS DORIS HENDERSO |           |           |     |     |                   |
| GRANTEE: FIELDS DORIS & NANC   |           |           |     |     |                   |

| BUILDING NOTES |  |  |  |  |  |  |  |  |  |  |  |
|----------------|--|--|--|--|--|--|--|--|--|--|--|
|----------------|--|--|--|--|--|--|--|--|--|--|--|

| BUILDING DIMENSIONS                                                                                                               |  |  |  |  |  |  |  |  |  |  |  |
|-----------------------------------------------------------------------------------------------------------------------------------|--|--|--|--|--|--|--|--|--|--|--|
| BAS=[YR=1993] W9 UST=[YR=1993] N10 W7 USP=[YR=1993] W14 S10 E14 N10\$ S10 E7\$ W21 S27 USP=[YR=1993] S10 E30 N10 W30\$ E30 N27\$. |  |  |  |  |  |  |  |  |  |  |  |