LOT 23
MULBERRY LANDING 1 PB 4/37

FLORIDA LAND TRUST NO 1131
C/O MULBERRY FLA TRUST SERVICE, PO BOX 6367
JACKSONVILLE, FL 32236-6367

2024

37-3N-23-2070-0023-0000

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

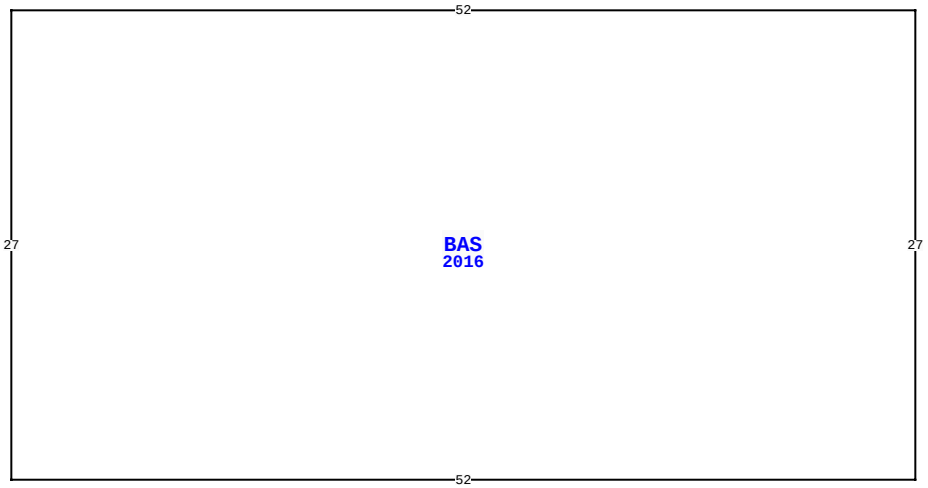
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,404	100	1,404	104,542
TOTALS	1,404		1,404	104,542

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,404	116.8000	87.60	122,990	2016	2016	0	0	0	15.00	85.00

2 M/H 94+ – 0% - 2023 Heated Area: 1404 HX Base Yr



1131 MULBERRY LANDING RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	104,542
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	35,020
TOTAL MARKET VALUE	139,562
SOH/AGL Deduction	0
ASSESSED VALUE	139,562
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	139,562
TOTAL JUST VALUE	139,562
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	138,332

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH165737	CO ISSUED	0	06/08/2016
MH165737	MH MOVE-ON	0	05/31/2016
E0311839	MH MOVE-ON	0	10/01/2003
8935	MH MOVE-ON	800	06/12/1992
8360	MH MOVE-ON	0	11/07/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2562/0591	4/28/2022	CT	U	I	11	100
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAN TRUST N						
2561/1634	4/28/2022	CT	U	I	18	143,500
GRANTOR: CLERK OF COURT						
GRANTEE: FLORIDA LAN TRUST N						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2016] W52 S27 E52 N27$.

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
1	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	34,000.00	34,000.00	35,020							

REVIEW DATE 10/15/2020 BY TWA Total Acres: 1.03 Total Land Value: 35,020 Market: 0 Agricultural: 0 Common: 35,020 PRINTED 08/06/2024 BY SYS