

LOTS 28 & E 90 FT OF 29
IN OR 393 PG 315
MULBERRY LANDING 1 PB 4/37

YORK PATSY D
987 MULBERRY LANDING RD
HILLIARD, FL 32046

2024

37-3N-23-2070-0028-0000



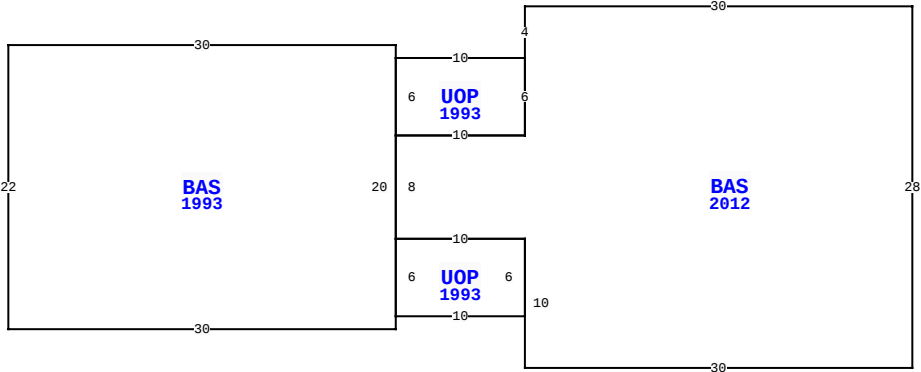
BUILDING CHARACTERISTICS			
ELEMENT	CD	CONSTRUCTION	
Exterior Wall	05	AVERAGE 100	
Roof Structur	03	GABLE/HIP 100	
Roof Cover	03	COMP SHNGL 100	
Interior Wall	05	DRYWALL 80	
Interior Wall	02	WALL BD/WD 20	
Interior Floo	14	CARPET 70	
Interior Floo	08	SHT VINYL 30	
Air Condition	03	CENTRAL 100	
Heating Type	04	AIR DUCTED 100	
Bedrooms	2	100	
Bathrooms	2	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	660	100	660	53,943
BAS	920	100	920	75,193
UOP	60	20	12	980
UOP	60	20	12	980
TOTALS	1,700		1,604	131,097

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	12	12	144.00	SF	21.30	21.30	100	1981

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	1.65	AC	1.00

REVIEW DATE 05/12/2019 BY KBA

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,604	104.6000	99.37	159,389	1981	1981	0	0	17.75	82.25
1 SINGLE FAM - 100% - 0											
Heated Area: 1580											
HX Base Yr											
											

987 MULBERRY LANDING RD, HILLIARD

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

L N	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	0940	SHEDS/PORT	0 100	12	12	144.00	SF	21.30	21.30	100	1981	1981	3	20	613	

TOTAL OB/XF											
613											

Total Acres: 1.65 Total Land Value: 56,100 Market: 0 Agricultural: 0

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		131,097	
TOTAL MARKET OB/XF VALUE		613	
TOTAL LAND VALUE - MARKET		56,100	
TOTAL MARKET VALUE		187,810	
SOH/AGL Deduction		728	
ASSESSED VALUE		187,082	
TOTAL EXEMPTION VALUE		13	187,082
BASE TAXABLE VALUE		0	
TOTAL JUST VALUE		187,810	
NCON VALUE		0	
INCOME VALUE			
PREVIOUS YEAR MKT VALUE		181,633	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
3312	H/AC	3,580	02/27/1990
5512	NEW CONSTR	1,060	11/15/1988
4107	NEW CONSTR	26,740	05/19/1987

SALES DATA									
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE			
0393/0315	7/01/1983	WD	Q	I		25,000			
GRANTOR:									
GRANTEE:									
0366/0691	8/01/1982	FS	U	I		5,700			
GRANTOR:									
GRANTEE:									

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=2012] W30 S4 UOP=[YR=1993] W10 BAS=[YR=1993] N1 W30 S22 E30 N1 UOP=[YR=1993] E10 N6 W10 S6\$ N20\$ S6 E10 N6\$ S6 W10 S8 E10 S10 E30 N28\$.											

OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

Common: 56,100 PRINTED 08/06/2024 BY SYS