LOT 34
MULBERRY LANDING #1 PB 4/37

BAHL MICHAEL S & NANCY G L/E/
805 MULBERRY LANDING ROAD
HILLIARD, FL 32046

2024

37-3N-23-2070-0034-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

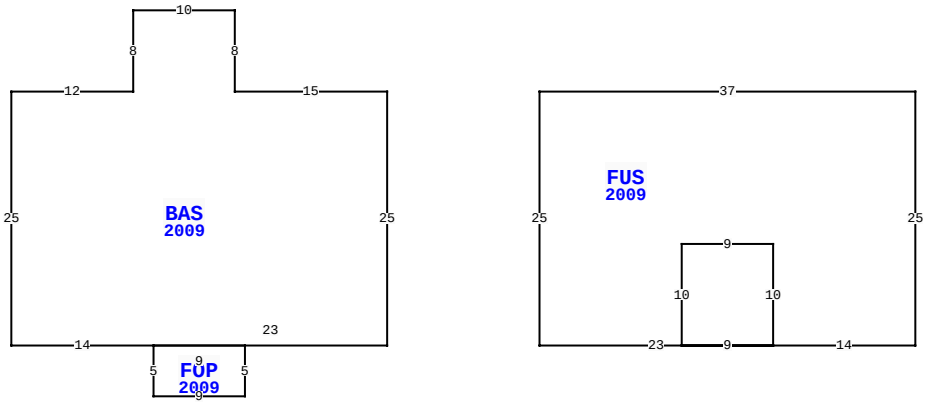
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,005	100	1,005	106,051
FOP	45	30	14	1,477
FUS	835	100	835	88,113
TOTALS	1,885		1,854	195,641

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,854	118.8000	112.86	209,242	2009	2009	0	0	0	6.50	93.50

1 SINGLE FAM – 100% - 2011 Heated Area: 1840 HX Base Yr 2011



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/19/2023 MLU
INC DATE		AG DATE	

805 MULBERRY LANDING RD, HILLIARD

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		195,641
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		82,302
TOTAL MARKET VALUE		277,943
SOH/AGL Deduction		154,404
ASSESSED VALUE		123,539
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		73,539
TOTAL JUST VALUE		277,943
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		269,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C19169	CO ISSUED	0	09/02/2009
B19169	NEW CONSTR	213,000	12/01/2006
E18443	ELEC OTHER	6,000	12/01/2006
M12296	MECH OTHER	0	12/01/2006
P11816	OTHER	0	12/01/2006
R09946	REPAIR/RRF	8,000	12/01/2006

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2707/556	4/18/2024	LE	U	I	11	100
GRANTOR: BAHL MICHAEL S & NANC						
GRANTEE: BAHL ALEC S						
1403/1242	4/12/2006	WD	U	I	13	70,000
GRANTOR: SIMMS INEZ A						
GRANTEE: BAHL MICHAEL S & NA						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W15 N8 W10 S8 W12 S25 E14 FOP=[YR=2009] S5 E9 N5 W9$ E23 N25$ PTR= E15 FUS=[YR=2009] E37 S25 W14 N10 W9 S10 E9 W23 N25$ W15 $.

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	000100	C	SFR	100	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.20	34,000.00	40,800.00	81,600							
2	009640	C	HDWD	0	0005	OR	0.00	0.00	4.01	AC		1.00	1.00	1.00	175.00	175.00	702							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 6.01 Total Land Value: 82,302 Market: 0 Agricultural: 0 Common: 82,302 PRINTED 08/06/2024 BY SYS