LOT 36
IN OR 962/1428
MULBERRY LANDING # 1 PB 4/37

BAHL MICHAEL V & JOANNE C
870 MULBERRY LANDING ROAD
HILLIARD, FL 32046

2024

37-3N-23-2070-0036-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

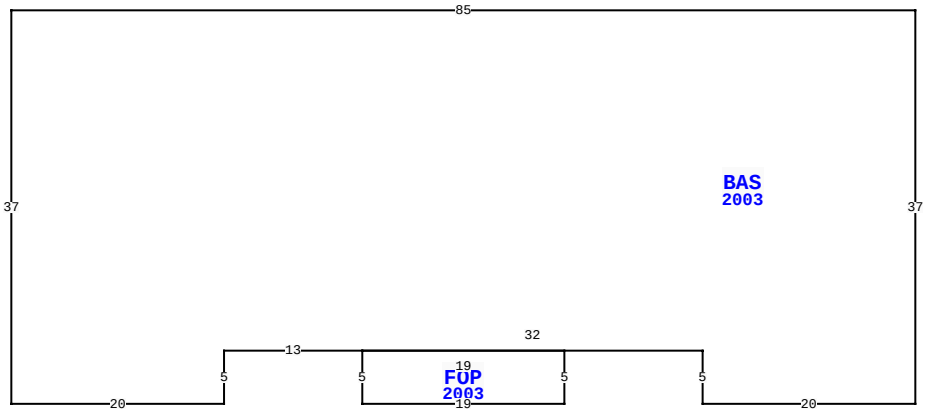
ELEMENT	CD	CONSTRUCTION
Exterior Wall	20	FACE BRICK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	13	LVT/LAMNT 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	02	Quality Level 02
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	2,920	100	2,920	294,241
FOP	95	30	28	2,821
TOTALS	3,015		2,948	297,062

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	2,948	94.8366	118.55	349,485	2003	2003	0	0	0	15.00	85.00

1 SNGL FAM – 100% - 2004 Heated Area: 2920 HX Base Yr 2004



870 MULBERRY LANDING RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		297,062
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		82,106
TOTAL MARKET VALUE		379,168
SOH/AGL Deduction		220,673
ASSESSED VALUE		158,495
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		108,495
TOTAL JUST VALUE		379,168
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		366,799

SLAB FOR NEW MTL BLDG

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011685	SLAB	19,944	09/13/2023
B029399	NEW CONSTR	170,740	02/01/2002

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
0962/1428	12/19/2000	WD	U	I	11	50,000
GRANTOR: CRANE LOWELL RUSSELL						
GRANTEE: BAHL MICHAEL V & JO						
0461/0061	7/01/1985	WD	Q	V		14,000
GRANTOR:						
GRANTEE:						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2003] W85 S37 E20 N5 E13 FOP=[YR=2003] S5 E19 N5 W19$ E32 S5 E20 N37$.

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	2.89	AC		1.00	1.00	1.00	175.00	175.00	506							

REVIEW DATE 12/08/2023 BY WW Total Acres: 4.89 Total Land Value: 82,106 Market: 0 Agricultural: 0 Common: 82,106 PRINTED 08/06/2024 BY SYS