LOT 40 R816213
IN OR 2035/744
MULBERRY LANDING 1 PB 4/37

LOVETT SHARON P
16010 LOVETT LANE
HILLIARD, FL 32046

2024

37-3N-23-2070-0040-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

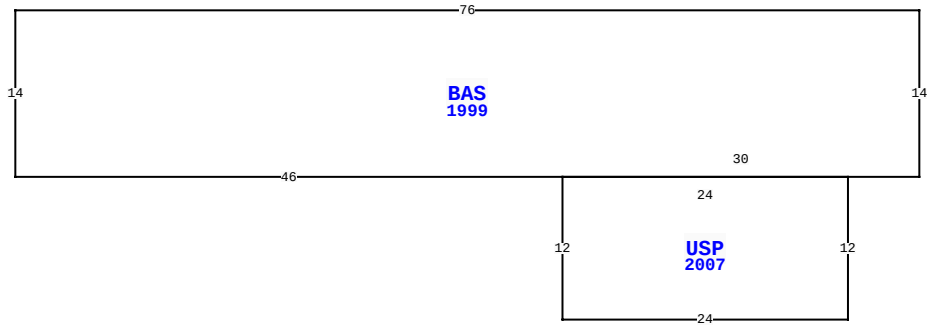
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,064	100	1,064	25,740
USP	288	50	144	3,484
TOTALS	1,352		1,208	29,224

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,208	115.2000	80.64	97,413	1993	1995	0	0	0	70.00	30.00

1 M/H 93- – 0% - 0 Heated Area: 1064 HX Base Yr



29788 W MULBERRY LANDING RD, HILLIARD

BLD DATE	02/26/2008	JH	LGL DATE	
XF DATE	02/26/2008	JH	LAND DATE	05/19/2023 MLU
INC DATE			AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,224
TOTAL MARKET OB/XF VALUE	1,096
TOTAL LAND VALUE - MARKET	82,214
TOTAL MARKET VALUE	112,534
SOH/AGL Deduction	49,241
ASSESSED VALUE	63,293
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	63,293
TOTAL JUST VALUE	112,534
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	114,987

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992889	MH MOVE-ON	0	10/01/1999
7013	NEW CONSTR	78,362	02/22/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2035/0744	2/24/2016	SW	Q	I	01	53,100
GRANTOR: PICKETT CHARLES A						
GRANTEE: LOVETT SHARON P						
1530/1220	10/15/2007	WD	Q	I		95,000
GRANTOR: LOVETT SHARON P						
GRANTEE: PICKETT CHARLES A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W76 S14 E46USP=[YR=2007] S12 E24N12W24$E30N14$.

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
1	0681	POLE SHED	0	0	10	16	160.00	SF	15.00	15.00	100	1989	1989	3	20	480	
2	0504	FP-ELECTRI	0	0	0	0	1.00	UT	880.00	880.00	100	1991	1991	3	70	616	

LAND DESCRIPTION

TOTAL OB/XF 1,096

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	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	3.51	AC		1.00	1.00	1.00	175.00	175.00	614							

REVIEW DATE 01/26/2023 BY WWA Total Acres: 5.51 Total Land Value: 82,214 Market: 0 Agricultural: 0 Common: 82,214 PRINTED 08/06/2024 BY SYS