LOTS 43 & 44
OR 982/272
MULBERRY LANDING 1 PB 4/37

STEVENS JAMES J JR
29914 MULBERRY LANDING WEST
HILLIARD, FL 32046

2024

37-3N-23-2070-0043-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	07	GAMBREL 100
Roof Cover	09	CEDAR SHAK 100
Interior Wall	02	WALL BD/WD 100
Interior Floo	09	PINE WOOD 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

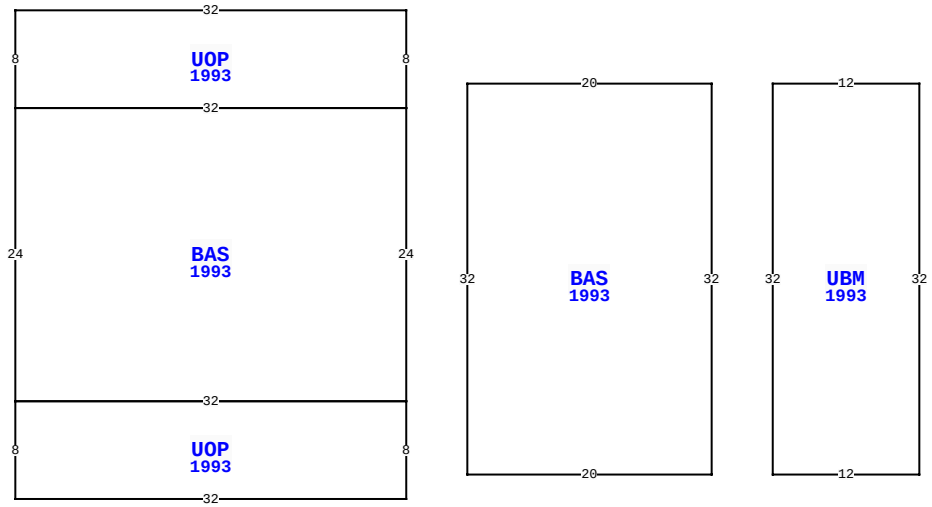
DOR CODE 0100 SINGLE FAMILY
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	640	100	640	52,061
BAS	768	100	768	62,473
UBM	384	20	77	6,263
UOP	256	20	51	4,148
UOP	256	20	51	4,148
TOTALS	2,304		1,587	129,094

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,587	105.0600	99.81	158,398	1977	1977	0	0	0	18.50	81.50

1 SINGLE FAM – 100% - 0 Heated Area: 1408 HX Base Yr



29914 W MULBERRY LANDING RD, HILLIARD

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

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		129,094
TOTAL MARKET OB/XF VALUE		1,969
TOTAL LAND VALUE - MARKET		82,412
TOTAL MARKET VALUE		213,475
SOH/AGL Deduction		107,438
ASSESSED VALUE		106,037
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		56,037
TOTAL JUST VALUE		213,475
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		207,485

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633235	GARAGE	37,489	10/01/2016

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
0982/0272	4/19/2001	WD	U	I	01	100
GRANTOR: DEROUIN BEVERLY STEVE						
GRANTEE: STEVENS JAMES J JR						
0673/0018	12/31/1992	WD	Q	I		115,000
GRANTOR: CRANE ROBERT & RUTH						
GRANTEE: STEVENS JAMES J JR						

BUILDING NOTES

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	46.5	1,628	
2	0940	SHEDS/PORT	0	100	8	10	80.00	SF	21.30	21.30	100	1985	1985	3	20	341	

BUILDING DIMENSIONS

BAS=[YR=1993;ORIG=0,0] W32 S24 E32 N24 $
BAS=[YR=1993;ORIG=25,30] N32 W20 S32 E20 $
UBM=[YR=1993;ORIG=42,30] N32 W12 S32 E12 $
UOP=[YR=1993;ORIG=-32,24] S8 E32 N8 W32 $
UOP=[YR=1993;ORIG=0,0] N8 W32 S8 E32 $
.

LAND DESCRIPTION

TOTAL OB/XF 1,969

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	4.64	AC		1.00	1.00	1.00	175.00	175.00	812							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 6.64 Total Land Value: 82,412 Market: 0 Agricultural: 0 Common: 82,412 PRINTED 08/06/2024 BY SYS