LOTS 51 & 52
MULBERRY LANDING #1 PB 4/37

HOLLEY BRENTON & JULIE
17001 HOLLEY OAKS LANE
HILLIARD, FL 32046

2024

37-3N-23-2070-0051-0000

BUILDING CHARACTERISTICS

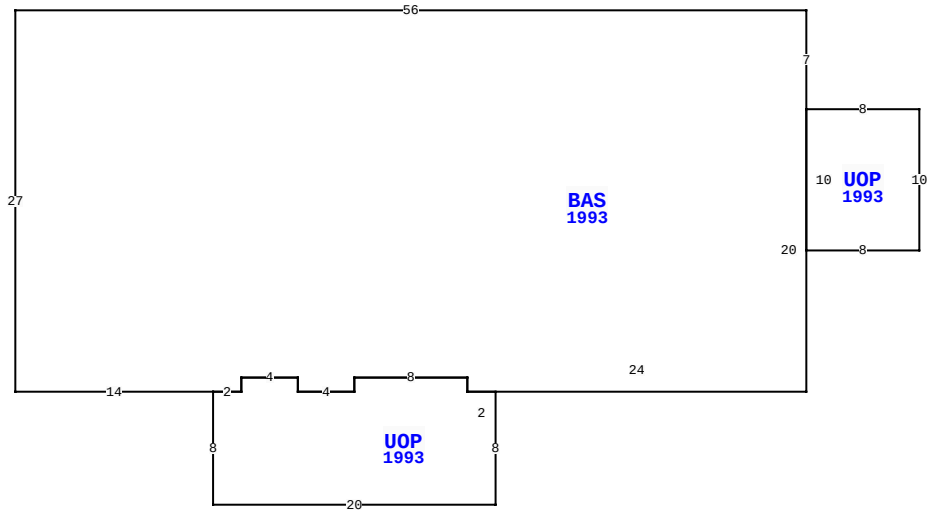
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	13	LVT/LAMNT 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,500	100	1,500	80,333
UOP	80	25	20	1,071
UOP	172	25	43	2,303
TOTALS	1,752		1,563	83,707

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,563	123.4000	86.38	135,012	1988	2008	0	0	0	38.00	62.00

1 M/H 93- – 0% - 2024 Heated Area: 1500 HX Base Yr



1078 N MULBERRY LANDING RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	83,707
TOTAL MARKET OB/XF VALUE	1,280
TOTAL LAND VALUE - MARKET	52,870
TOTAL MARKET VALUE	137,857
SOH/AGL Deduction	0
ASSESSED VALUE	137,857
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	137,857
TOTAL JUST VALUE	137,857
NCON VALUE	41,989
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8113	MH MOVE-ON	24,900	03/29/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2666/1325	9/08/2023	WD	Q	I	01	180,000
GRANTOR: GLISSON MACY						
GRANTEE: HOLLEY BRENTON & JU						
2655/147	7/14/2023	FJ	U	I	11	0
GRANTOR: STANFORD JONATHAN ROG						
GRANTEE: GLISSON MACY						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=1993] W8 BAS=[YR=1993] N7 W56 S27 E14 UOP=[YR=1993] S8 E20 N8 W2 N1 W8 S1 W4 N1 W4 S1 W2$ E2 N1 E4 S1 E4 N1 E8 S1 E24 N20$ S10 E8 N10$.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1988	1988	3	64	1,280	

LAND DESCRIPTION

TOTAL OB/XF 1,280

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	1.04	AC		1.00	1.00	1.00	34,000.00	34,000.00	35,360							
2	000102	C	SFR/MH	0	0005	OR	0.00	0.00	1.03	AC		1.00	1.00	0.50	34,000.00	17,000.00	17,510							

REVIEW DATE 03/12/2024 BY WWA Total Acres: 2.07 Total Land Value: 52,870 Market: 0 Agricultural: 0 Common: 52,870 PRINTED 08/06/2024 BY SYS