

E 90FT OF LOT 54 & ALL OF
LOTS 55 & 56
IN OR 888/1040

UMPHREY SCOTT C
1210 MULBERRY LANDING N
HILLIARD, FL 32046

2024

37-3N-23-2070-0054-0010



BUILDING CHARACTERISTICS					MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY												
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4												
Exterior Wall	05	AVERAGE 100	0100	01	1,975	102.9000	97.76	193,076	1988	1988	0	0	0	16.00	84.00	VALUATION BY STANDARD											
Roof Structur	03	GABLE/HIP 100	1 SINGLE FAM - 100% - 2000													Heated Area: 1830 HX Base Yr 2000											
Roof Cover	03	COMP SHNGL 100														Tax Group: 4 Tax Dist:											
Interior Wall	05	DRYWALL 100														BUILDING MARKET VALUE 162,184											
Interior Floo	14	CARPET 90														TOTAL MARKET OB/XF VALUE 19,367											
Interior Floo	08	SHT VINYL 10														TOTAL LAND VALUE - MARKET 62,730											
Air Condition	03	CENTRAL 100														TOTAL MARKET VALUE 244,281											
Heating Type	04	AIR DUCTED 100														SOH/AGL Deduction 114,261											
Bedrooms	3	100														ASSESSED VALUE 130,020											
Bathrooms	2	100														TOTAL EXEMPTION VALUE HX HB WR 55,000											
Frame	02	WOOD FRAME 100														BASE TAXABLE VALUE 75,020											
Stories	1.	1. 100														TOTAL JUST VALUE 244,281											
Units	0	100	NCON VALUE 0																								
BUD8 Adjustme	04	DIST 01 100	INCOME VALUE																								
Occupancy	00	NONE 100	PREVIOUS YEAR MKT VALUE 237,395																								
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	1,830	100	1,830	150,277																							
FOP	84	30	25	2,053																							
FSP	192	40	77	6,324																							
FST	78	55	43	3,531																							
TOTALS			2,184		1,975	162,184																					
EXTRA FEATURES			1210 N MULBERRY LANDING RD, HILLIARD													BLD DATE LGL DATE 06/13/2023 MLU											
L N	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	0511	GARAGE CB-	0	100	26	24			624.00	SF	40.00	100	1988	1988	3	54.5	13,603										
2	0810	CONCRETE A	0	100	0	0			456.00	SF	6.50	100	1988	1988	3	54.5	1,615										
3	0681	POLE SHED	0	100	24	11			264.00	SF	15.00	100	1991	1991	3	20	792										
4	0940	SHEDS/PORT	0	100	18	10			180.00	SF	21.30	100	1991	1991	3	20	767										
5	0500	FP-PRE FAB	0	100	0	0			1.00	UT	3,500.00	100	1993	1993	3	74	2,590										
TOTAL OB/XF 19,367																											
LAND DESCRIPTION			TOTAL OB/XF 19,367																								
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0.85	30,000.00	25,500.00	51,000										
2	000100	C	SFR	100	0005	OR	0.00	0.00	0.69	AC		1.00	1.00	0.50	34,000.00	17,000.00	11,730										
REVIEW DATE 05/12/2019 BY KBA Total Acres: 2.69 Total Land Value: 62,730 Market: 0 Agricultural: 0 Common: 62,730 PRINTED 08/06/2024 BY SYS																											