LOT 61
MULBERRY LANDING #1 PB 4/37

WELLS DALE R
29825 MULBERRY LANDING RD E
HILLIARD, FL 32046

2024

37-3N-23-2070-0061-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

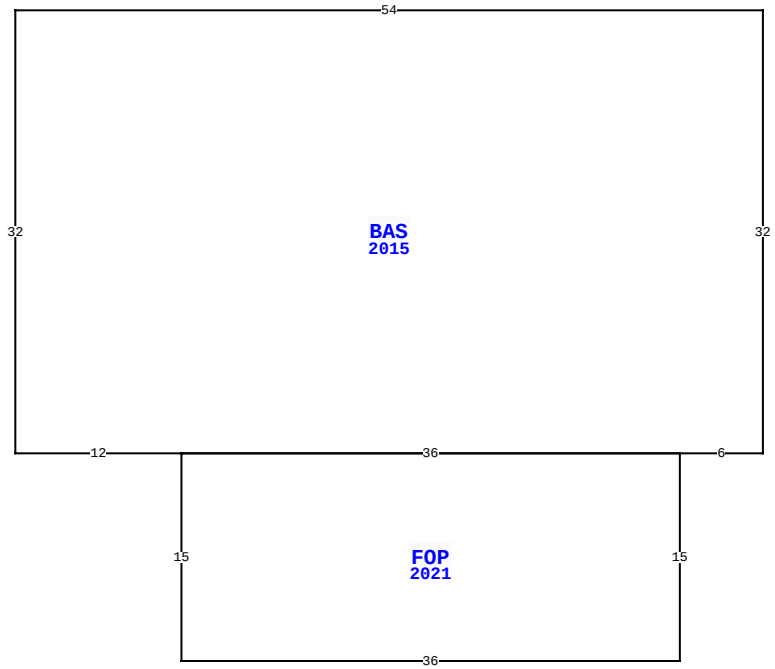
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	06	Quality Level 06
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	1,728	100	1,728	163,095
FOP	540	30	162	15,290
TOTALS	2,268		1,890	178,386

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,890	157.3000	117.98	222,982	2015	2015	0	0	0	20.00	80.00

1 M/H 94+ – 100% - 2016 Heated Area: 1728 HX Base Yr 2016



29825 E MULBERRY LANDING RD, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,068
TOTAL MARKET OB/XF VALUE		0
TOTAL LAND VALUE - MARKET		41,140
TOTAL MARKET VALUE		239,208
SOH/AGL Deduction		86,299
ASSESSED VALUE		152,909
TOTAL EXEMPTION VALUE	HX HB VX	55,000
BASE TAXABLE VALUE		97,909
TOTAL JUST VALUE		239,208
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		223,214

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH155665	MH MOVE-ON	0	07/31/2015
B21692	DEMOLITION	1,500	07/01/2008

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2304/1759	7/26/2019	QC	U	I	11	100
GRANTOR: WELLS DALE R & CINDY						
GRANTEE: WELLS DALE R						
1991/1830	7/17/2015	WD	U	I	30	30,500
GRANTOR: WEINBERG CINDY FRANKS						
GRANTEE: WELLS DALE R & CIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2015;ORIG=0,0] W54 S32 E12 E36 E6 N32 $
FOP=[YR=2021;ORIG=-42,32] S15 E36 N15 W36 $
.

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	1.21	AC		1.00	1.00	1.00	34,000.00	34,000.00	41,140							

REVIEW DATE 06/20/2024 BY WWA Total Acres: 1.21 Total Land Value: 41,140 Market: 0 Agricultural: 0 Common: 41,140 PRINTED 08/06/2024 BY SYS

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Exterior Wall	03	BELOW AVG. 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	11	CLAY TILE 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		1 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	01	Quality Level 01

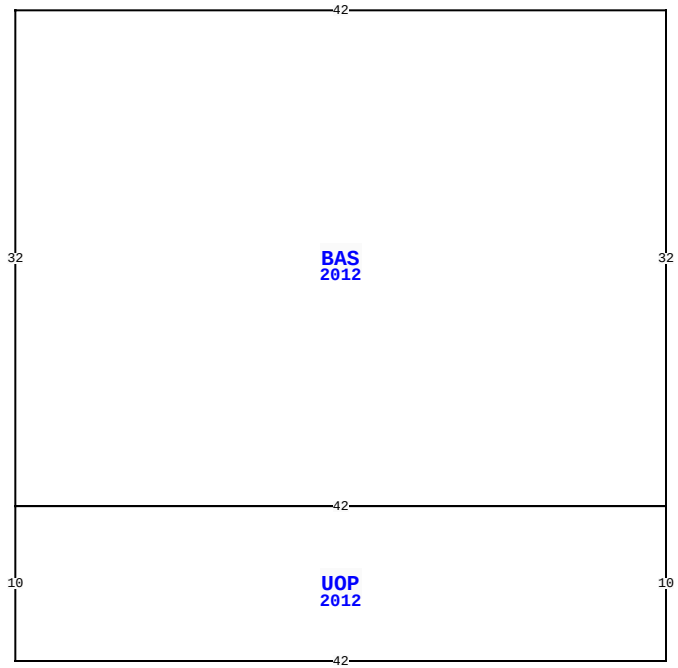
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,344	100	1,344	18,525
UOP	420	20	84	1,158
TOTALS	1,764		1,428	19,682

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	MA	NORM	% COND
0150	01	1,428	92.6640	46.33	66,159	2009	2009	0	0	55	15.25	29.75

2 ACCESORY U – 100% - 2016 Heated Area: 1344 HX Base Yr 2016



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1991/1830	7/17/2015	WD	U	I	30	30,500
GRANTOR: WEINBERG CINDY FRANKS						
GRANTEE: WELLS DALE R & CIND						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2012] W42 S32 UOP=[YR=2012] S10 E42 N10 W42$ E42 N32$.

EXTRA FEATURES

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

LAND DESCRIPTION

TOTAL OB/XF 0

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV

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