LOT 72
MULBERRY LANDING #1 PB 4/37
UTIL ESMT IN OR 2632-1062

GRIMM MICHAEL & KAYLA
1088 MULBERRY LANDING ROAD
HILLIARD, FL 32046

2024

37-3N-23-2070-0072-0000

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	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
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	05	Quality Level 05

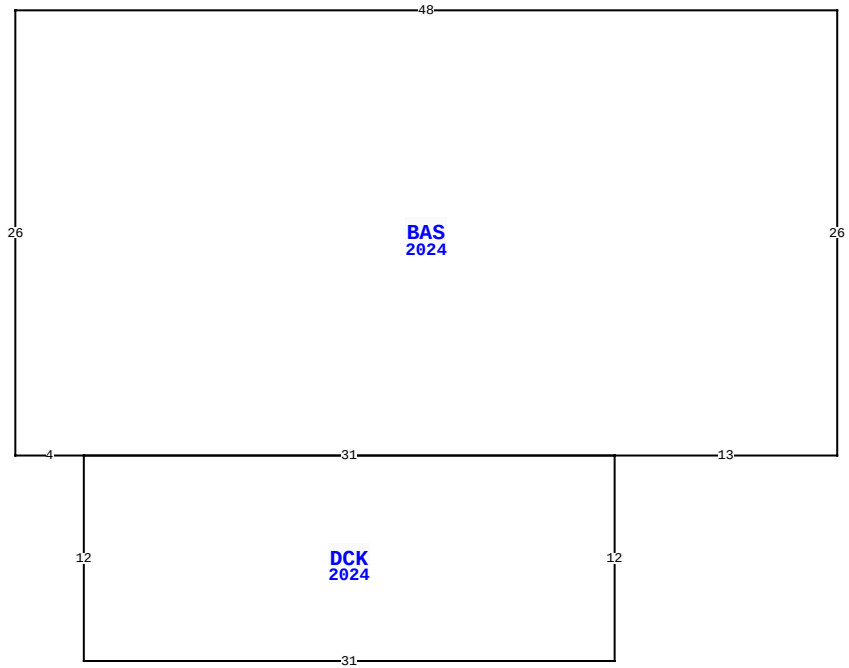
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,248	100	1,248	128,988
DCK	372	15	56	5,788
TOTALS	1,620		1,304	134,777

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,304	139.2000	104.40	136,138	2023	2023	0	0	0	1.00	99.00

1 M/H 94+ – 0% - 2024 Heated Area: 1248 HX Base Yr



MULBERRY LANDING RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	134,777
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	34,000
TOTAL MARKET VALUE	168,777
SOH/AGL Deduction	0
ASSESSED VALUE	168,777
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	168,777
TOTAL JUST VALUE	168,777
NCON VALUE	134,777
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	34,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230011421	CO ISSUED		09/08/2023
230007606	NEW DWMH	0	06/13/2023

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2684/852	12/11/2023	WD	Q	I	01	217,000
GRANTOR: ALOHOMORA LLC						
GRANTEE: GRIMM MICHAEL & KAY						
2620/1614	2/15/2023	WD	U	I	37	90,000
GRANTOR: GREER CLIFFORD G & RO						
GRANTEE: ALOHOMORA LLC						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=120,10] W48 S26 E4 E31 E13 N26 $
DCK=[YR=2024;ORIG=76,36] E31 S12 W31 N12 $
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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	000102	C	SFR/MH	0	0006	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	34,000.00	34,000.00	34,000							

REVIEW DATE 07/28/2023 BY WW Total Acres: 1.00 Total Land Value: 34,000 Market: 0 Agricultural: 0 Common: 34,000 PRINTED 08/06/2024 BY SYS