

LOTS 79 & 80
IN OR 1633/115
MULBERRY LANDING #1 PB 4/37

MUSSELMAN SCOTT
1069 QUAIL RIDGE ROAD
HILLIARD, FL 32046

2024

37-3N-23-2070-0079-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05
DOR CODE	0100	SINGLE FAMILY
MAP NUM		MKT AREA 09
NEIGHBORHOOD/LOC	9001.00	
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE
BAS	1,490	100
FOP	30	30
FOP	320	30
TOTALS	1,840	1,595

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,595	121.1760	115.12	183,616	1997	2002	0	0	10.25	89.75	
1 SINGLE FAM - 100% - 2010												
Heated Area: 1490												
HX Base Yr 2010												
35 5 6 6 5 38 32 8 8 40 40 30 30 BAS 1997 FOP 1997 FOP 1997												
BLD DATE							LGL DATE					
01/10/2022							01/10/2022					

ELEMENT

CD

CONSTRUCTION

Exterior Wall

25

MOD METAL 100

Roof Structur

03

GABLE/HIP 100

Roof Cover

12

MODULAR MT 100

Interior Wall

N/A 100

Interior Floo

03

CONC FINSH 100

Air Condition

99

N/A 100

Heating Type

N/A 100

Bedrooms

0 100

Bathrooms

0 100

Frame

05

STEEL 100

Stories

0

0 100

Units

0 100

Occupancy

00

NONE 100

Quality

06

Quality Level 06

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

840

100

840

20,020

TOTALS

840

840

20,020

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

L N

USE CODE

CLS

LAND USE DESCRIPTION

CAP

R D

LOC ZONE

FRONT

DEPTH

TOT LND UTS

UNIT TYPE

D T

DPHT FACT

% COND

TOT ADJ

UNIT PRICE

ADJ UNIT PRICE

LAND VALUE

OTHER ADJUSTMENTS AND NOTES

YEAR

DENSITY

DECL

FRZ

YR

CONSRV

MARKET ADJUSTMENTS

TYPE

MDL

EFF. AREA

TOT ADJ PTS

EFF. BASE RATE

REPL. COST NEW

AYB

EYB

ECON

FNCT

PD

NORM

% COND

2 GARAGE RES - 100% - 2010

Heated Area: 840

HX Base Yr 2010

BLD DATE

XF DATE

INC DATE

LGL DATE

LAND DATE

AG DATE

05/19/2023

MLU

TOTAL OB/XF

0

NASSAU COUNTY PROPERTY

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VALUATION BY

STANDARD

Tax Group: 4

Tax Dist:

BUILDING MARKET VALUE

184,815

TOTAL MARKET OB/XF VALUE

5,173

TOTAL LAND VALUE - MARKET

70,380

TOTAL MARKET VALUE

260,368

SOH/AGL Deduction

124,619

ASSESSED VALUE

135,749

TOTAL EXEMPTION VALUE

HX HB

50,000

BASE TAXABLE VALUE

85,749

TOTAL JUST VALUE

260,368

NCON VALUE

0

INCOME VALUE

PREVIOUS YEAR MKT VALUE

253,099

SALES DATA

OFF RECORD Number

DATE

TYPE INST

Q U

V I

RSN CD

SALE PRICE

1633/0115

7/24/2009

WD U

I

12

102,500

GRANTOR: U S BANK NATIONAL ASS

GRANTEE: MUSSELMAN SCOTT

1601/0199

1/16/2009

CT U

I

18

100

GRANTOR: CLERK OF COURT

GRANTEE: U S BANK NATIONAL A

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W35 S24 E35 N24\$.

REVIEW DATE

06/21/2019

BY

TWX

Total Acres: 2.07

Total Land Value: 70,380

Market: 0

Agricultural: 0

Common: 70,380

PRINTED 08/06/2024 BY SYS