LOT 81
MULBERRY LANDING #1 PB 4/37

WILSON CURTIS
1131 QUAIL RIDGE RD
HILLIARD, FL 32046

**2024**

**37-3N-23-2070-0081-0000**

## BUILDING CHARACTERISTICS

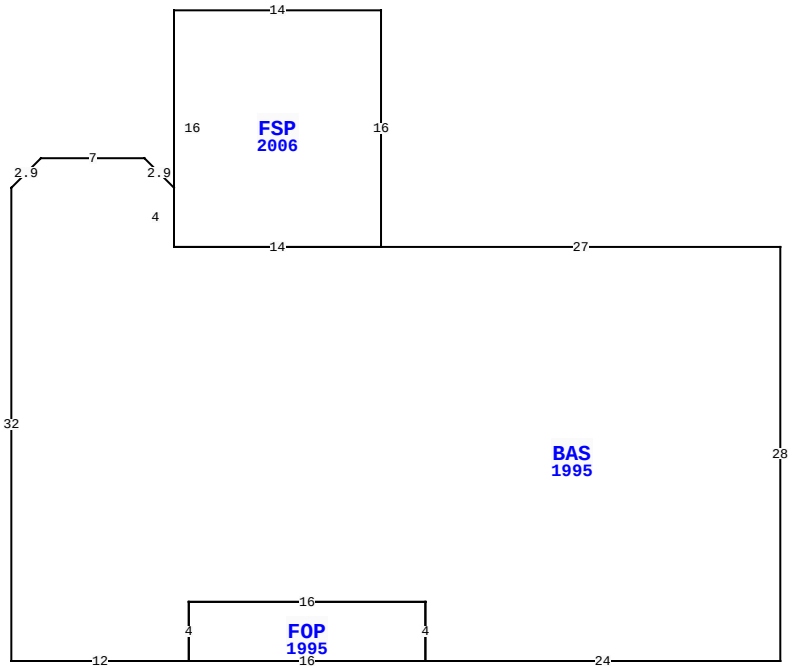
| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 03 | COMP SHNGL 100 |
| Interior Wall | 05 | DRYWALL 100 |
| Interior Floo | 14 | CARPET 80 |
| Interior Floo | 08 | SHT VINYL 20 |
| Air Condition | 03 | CENTRAL 100 |
| Heating Type | 04 | AIR DUCTED 100 |
| Bedrooms | | 3 100 |
| Bathrooms | | 2 100 |
| Frame | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| BUD8 Adjustme | 04 | DIST 01 100 |
| Occupancy | 00 | NONE 100 |
| 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 | 1,454 | 100 | 1,454 | 135,043 |
| FOP | 64 | 30 | 19 | 1,764 |
| FSP | 224 | 40 | 90 | 8,359 |
| TOTALS | 1,742 | | 1,563 | 145,167 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0100 | 01 | 1,563 | 110.1600 | 104.65 | 163,568 | 1995 | 2000 | 0 | 0 | 0 | 11.25 | 88.75 |

1 SINGLE FAM – 100% - 2020 Heated Area: 1454 HX Base Yr 2020




1131 QUAIL RIDGE 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 | | 157,351 |
| TOTAL MARKET OB/XF VALUE | | 0 |
| TOTAL LAND VALUE - MARKET | | 35,020 |
| TOTAL MARKET VALUE | | 192,371 |
| SOH/AGL Deduction | | 61,430 |
| ASSESSED VALUE | | 130,941 |
| TOTAL EXEMPTION VALUE | HX HB | 50,000 |
| BASE TAXABLE VALUE | | 80,941 |
| TOTAL JUST VALUE | | 192,371 |
| NCON VALUE | | 0 |
| INCOME VALUE | | |
| PREVIOUS YEAR MKT VALUE | | 186,212 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| R1700589 | REPAIR/RRF | 5,170 | 01/01/2017 |
| B951841 | NEW CONSTR | 58,000 | 04/01/1995 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2656/830 | 7/25/2023 | QC | U | I | 11 | 100 |
| GRANTOR: WILSON RACHEL | | | | | | |
| GRANTEE: WILSON CURTIS | | | | | | |
| 2191/1486 | 4/23/2018 | WD | U | I | 37 | 115,000 |
| GRANTOR: BISHOP DARIN K | | | | | | |
| GRANTEE: WILSON RACHEL R & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=1995] W27 FSP=[YR=2006] N16 W14 S16 E14$ W14 N4 L2 U2 W7 L2 D2 S32 E12 FOP=[YR=1995] E16 N4 W16 S4$ N4 E16 S4 E24 N28$.

## 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 | 1.03 | AC | | 1.00 | 1.00 | 1.00 | 34,000.00 | 34,000.00 | 35,020 | | | | | | | |

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.03 Total Land Value: 35,020 Market: 0 Agricultural: 0 Common: 35,020 PRINTED 08/06/2024 BY SYS

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## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| Exterior Wall | 05 | AVERAGE 100 |
| Roof Structur | 03 | GABLE/HIP 100 |
| Roof Cover | 01 | MINIMUM 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 | 02 | WOOD FRAME 100 |
| Stories | 1. | 1. 100 |
| Units | | 0 100 |
| Occupancy | 00 | NONE 100 |
| Quality | 03 | Quality Level 03 |

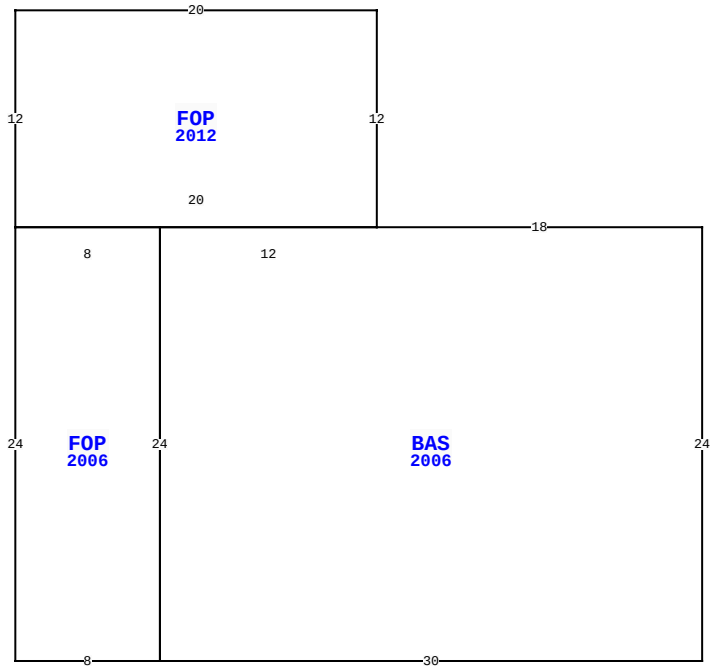
| | | | |
|---|---|---|---|
| DOR CODE | 0100 | SINGLE FAMILY | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|
| BAS | 720 | 100 | 720 | 10,320 |
| FOP | 192 | 30 | 58 | 831 |
| FOP | 240 | 30 | 72 | 1,032 |
| TOTALS | 1,152 | | 850 | 12,184 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 6500 | 01 | 850 | 53.9000 | 18.86 | 16,031 | 2006 | 2006 | 0 | 0 | 0 | 24.00 | 76.00 |

2 GARAGE RES – 100% - 2020 Heated Area: 720 HX Base Yr 2020




1131 QUAIL RIDGE RD, HILLIARD

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| GRANTOR: BISHOP DARIN K | | | | | | |
| GRANTEE: WILSON RACHEL R & C | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2006] W18 FOP=[YR=2012] N12 W20 S12 FOP=[YR=2006] S24 E8 N24 W8$ E20$ W12 S24 E30 N24$.

## 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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