LOT 83 1999 FLTW SW/MH
MULBERRY LANDING #1 PB 4/37

WILSON LOIS S
1171 QUAIL RIDGE RD
HILLIARD, FL 32046

2024

37-3N-23-2070-0083-0000

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	14	CARPET 70
Interior Floo	08	SHT VINYL 30
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	04	Quality Level 04

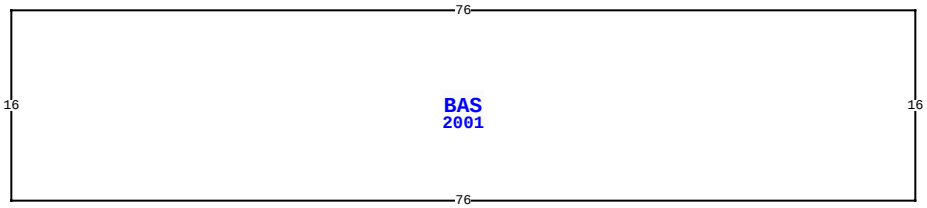
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,216	100	1,216	51,557
TOTALS	1,216		1,216	51,557

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,216	128.4800	96.36	117,174	1999	1999	0	0	0	56.00	44.00

1 M/H 94+ – 0% - 0 Heated Area: 1216 HX Base Yr



1171 QUAIL RIDGE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	51,557
TOTAL MARKET OB/XF VALUE	5,770
TOTAL LAND VALUE - MARKET	35,020
TOTAL MARKET VALUE	92,347
SOH/AGL Deduction	6,283
ASSESSED VALUE	86,064
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,064
TOTAL JUST VALUE	92,347
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	91,525

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2482/0072	7/22/2021	WD	Q	I	01	90,000

GRANTOR: CHAIRES JOYCE A FKA J
GRANTEE: WILSON LOIS S

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W76 S16 E76 N16$.

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
1	0752	USP	0	0	12	12	144.00	SF	15.00	15.00	100	2003	2003	3	32	691	
2	0752	USP	0	0	23	12	160.00	SF	15.00	15.00	100	2003	2003	3	32	768	
3	0753	UEP	0	0	23	12	276.00	SF	22.00	22.00	100	2013	2013	3	71	4,311	

LAND DESCRIPTION

TOTAL OB/XF 5,770

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	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 11/01/2019 BY TWA Total Acres: 1.03 Total Land Value: 35,020 Market: 0 Agricultural: 0 Common: 35,020 PRINTED 08/06/2024 BY SYS