LOTS 103 & 104
IN OR 997/1801 & OR 2005/1298
R672771 & R672772

RHODEN JAMES L
1049 MULBERRY LANDING ROAD N
HILLIARD, FL 32046-5177

2024

37-3N-23-2070-0103-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	04	Quality Level 04

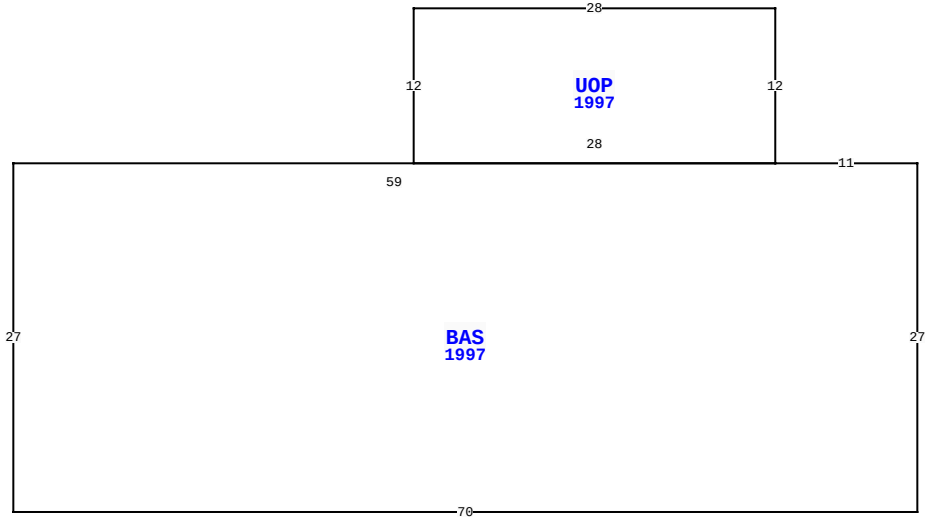
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,890	100	1,890	57,630
UOP	336	25	84	2,561
TOTALS	2,226		1,974	60,191

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,974	135.5200	101.64	200,637	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2002 Heated Area: 1890 HX Base Yr 2002



1049 N MULBERRY LANDING RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		60,191
TOTAL MARKET OB/XF VALUE		445
TOTAL LAND VALUE - MARKET		70,380
TOTAL MARKET VALUE		131,016
SOH/AGL Deduction		66,965
ASSESSED VALUE		64,051
TOTAL EXEMPTION VALUE	HX HB	39,051
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		131,016
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		136,379

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH971685	MH MOVE-ON	0	03/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2005/1298	9/29/2015	QC	U	I	11	100
GRANTOR: RHODEN VICKIE B						
GRANTEE: RHODEN JAMES L						
0997/1801	7/16/2001	WD	U	I	05	60,000
GRANTOR: LASALLE NATIONAL BANK						
GRANTEE: RHODEN JAMES & VICK						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W11 UOP=[YR=1997] N12 W28 S12 E28$ W59 S27 E70 N27$.

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	0810	CONCRETE A	0	100	0	0	236.00	SF	6.50	6.50	100	1978	1978	3	29	445	

LAND DESCRIPTION

TOTAL OB/XF 445

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	100	0005	OR	0.00	0.00	2.07	AC		1.00	1.00	1.00	34,000.00	34,000.00	70,380							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 2.07 Total Land Value: 70,380 Market: 0 Agricultural: 0 Common: 70,380 PRINTED 08/06/2024 BY SYS