LOT 6
MULBERRY LANDING 3 PB 5/42

ROYAL THOMAS M & LAURA MICHELLE
85624 PHILLIPS RD
YULEE, CT 32097

2024

38-3N-23-2073-0006-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

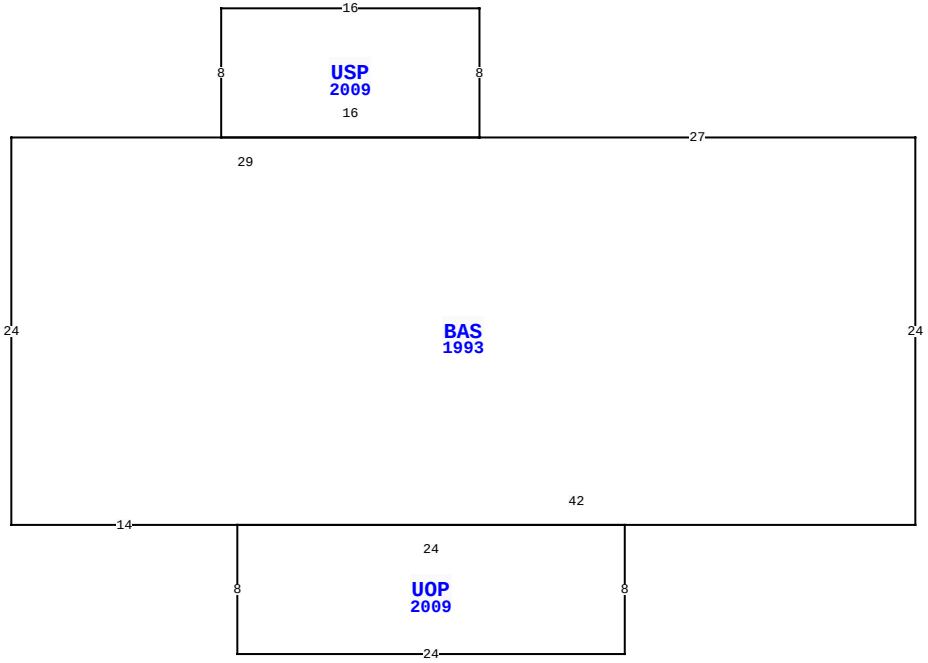
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03
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	1,344	100	1,344	76,126
UOP	192	25	48	2,719
USP	128	50	64	3,625
TOTALS	1,664		1,456	82,470

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	122.6000	85.82	124,954	1984	2010	0	0	0	34.00	66.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



30902 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/13/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	82,470
TOTAL MARKET OB/XF VALUE	1,120
TOTAL LAND VALUE - MARKET	30,000
TOTAL MARKET VALUE	113,590
SOH/AGL Deduction	14,551
ASSESSED VALUE	99,039
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	99,039
TOTAL JUST VALUE	113,590
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	110,060

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0283	9/10/2021	WD	Q	I	02	98,000
GRANTOR: DU-BOSE ANTHONY W ET						
GRANTEE: ROYAL THOMAS M & LA						
2336/1441	1/24/2020	QC	U	I	11	100
GRANTOR: MATUCH DIANNE L						
GRANTEE: AURAND LESTER E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 USP=[YR=2009] N8 W16 S8 E16 $ W29 S24 E14
UOP=[YR=2009] S8 E24 N8 W24 $ E42 N24 $.

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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	56	1,120	

LAND DESCRIPTION

TOTAL OB/XF 1,120

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	000115	C	SFR ACRES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000							

REVIEW DATE 04/08/2022 BY TWA Total Acres: 1.00 Total Land Value: 30,000 Market: 0 Agricultural: 0 Common: 30,000 PRINTED 08/06/2024 BY SYS