LOTS 2 & 3
MULBERRY LANDING 3 PB 5/42 &
PT OF LOTS 5 & 6

SMITH JOSEPH B & JENNIFER A
31010 CR 121
HILLIARD, FL 32046

2024

38-3N-23-2080-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

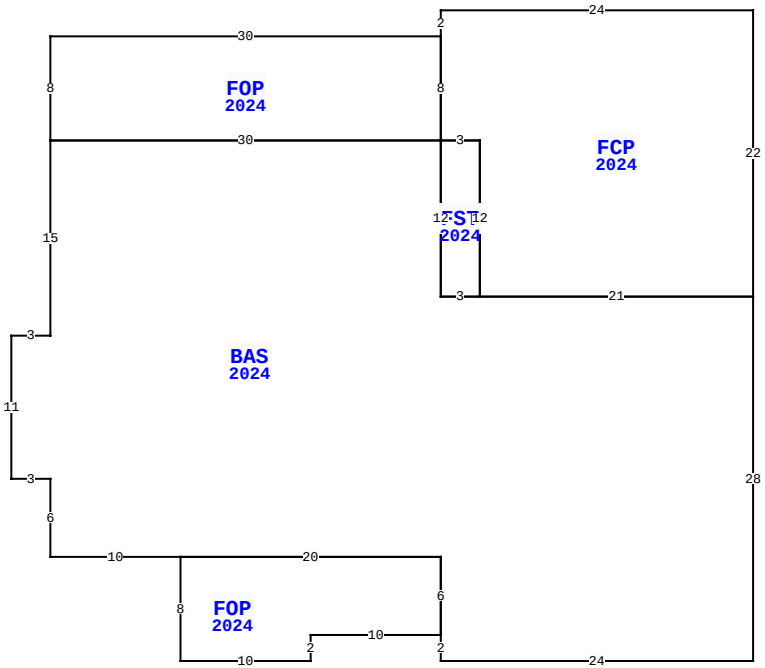
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	1,665	100	1,665	228,438
FCP	492	25	123	16,876
FOP	140	30	42	5,762
FOP	240	30	72	9,878
FST	36	55	20	2,744
TOTALS	2,573		1,922	263,698

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,922	109.7600	137.20	263,698	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2024 Heated Area: 1665 HX Base Yr 2024



31010 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	06/16/2023 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		263,698
TOTAL MARKET OB/XF VALUE		14,701
TOTAL LAND VALUE - MARKET		100,000
TOTAL MARKET VALUE		378,399
SOH/AGL Deduction		47,542
ASSESSED VALUE		330,857
TOTAL EXEMPTION VALUE	HX HB	50,000
BASE TAXABLE VALUE		280,857
TOTAL JUST VALUE		378,399
NCON VALUE		278,399
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		106,000

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009489	CO ISSUED		07/25/2023
22015776	NEW CONSTR	325,617	10/20/2022
22004324	CARPORT	38,802	03/18/2022
21015601	DEMOLITION	0	11/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2603/0386	11/09/2022	WD	U	V	11	100
GRANTOR: OWENS TINA RENEE						
GRANTEE: SMITH JOSEPH BENHAM						
2414/1112	1/28/2020	QC	U	I	11	100
GRANTOR: OWENS TINA RENEE						
GRANTEE: SMITH JOSEPH BENJAM						

BUILDING NOTES

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
2	0680	POLE SHED	0	100	36	36	1,296.00	SF	10.00	10.00	100	2024	2022		98	12,701	
3	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,20] W21 W3 N12 W30 S15 W3 S11 E3 S6 E10 E20 S6 S2 E24 N28 $
FST=[YR=2024;ORIG=119,8] W3 S12 E3 N12 $
FCP=[YR=2024;ORIG=140,-2] W24 S2 S8 E3 S12 E21 N22 $
FOP=[YR=2024;ORIG=116,0] W30 S8 E30 N8 $
FOP=[YR=2024;ORIG=116,40] W20 S8 E10 N2 E10 N6 $
.

LAND DESCRIPTION

TOTAL OB/XF 14,701

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	100		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	25,000.00	25,000.00	100,000							

REVIEW DATE 08/09/2023 BY WW Total Acres: 4.00 Total Land Value: 100,000 Market: 0 Agricultural: 0 Common: 100,000 PRINTED 08/06/2024 BY SYS