

LOT 1 2002 FLEET DW/MH
IN OR 1802/1894
MULBERRY LANDING 4 PB 5/53

MORGAN TOMMY B JR & LORRIE LEE
30618 CR 121
HILLIARD, FL 32046

2024

39-3N-23-2074-0001-0000

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	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	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	1,620	100	1,620	98,473
TOTALS	1,620		1,620	98,473

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0800	02	1,620	135.0800	101.31	164,122	2002	2007	0	0	40.00	60.00
2 M/H 94+ - 100% - 2014			Heated Area: 1620			HX Base Yr 2014					
30618 CR 121, HILLIARD											
BLD DATE		LGL DATE		06/13/2023		MLU					
XF DATE		LAND DATE									
INC DATE		AG DATE									

NASSAU COUNTY PROPERTY		PAGE 1 of 1	4
VALUATION SUMMARY			
VALUATION BY			STANDARD
Tax Group: 4	Tax Dist:		
BUILDING MARKET VALUE			98,473
TOTAL MARKET OB/XF VALUE			31,647
TOTAL LAND VALUE - MARKET			43,500
TOTAL MARKET VALUE			173,620
SOH/AGL Deduction			78,666
ASSESSED VALUE			94,954
TOTAL EXEMPTION VALUE	HX HB	50,000	
BASE TAXABLE VALUE			44,954
TOTAL JUST VALUE			173,620
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			170,865

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH135493	MH MOVE-ON	0	08/01/2013
4427	NEW CONSTR	96,124	10/09/1987

SALES DATA						
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1802/1894	7/17/2012	WD	U	I	30	26,000
GRANTOR: HORNE TIMOTHY S ETAL						
GRANTEE: MORGAN TOMMY BUFORD						
0943/0966	8/04/2000	WD	Q	I		55,000
GRANTOR: SMITH ROLAND						
GRANTEE: HORNE TIMOTHY & ETH						

BUILDING NOTES	

BUILDING DIMENSIONS	
BAS=[YR=2013] W60 S27 E60 N27\$.	

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
1	0510	GARAGE WD-	0	100 40 40	1,600.00	SF	35.00	35.00	100	1988	1988	3	20	11,200	
2	0754	FOP	0	100 32 8	256.00	SF	30.00	30.00	100	2016	2016	3	74	5,683	
3	0500	FP-PRE FAB	0	100 0 0	1.00	UT	3,500.00	3,500.00	100	2001	2001	3	85	2,975	
4	1242	WD DECK A	0	100 0 0	1,000.00	SF	10.00	10.00	100	2017	2017	3	78	7,800	
5	0812	CONCRETE C	0	100 0 0	1,028.00	SF	4.00	4.00	100	2017	2017	3	97	3,989	
TOTAL OB/XF 31,647															

LAND DESCRIPTION										TOTAL OB/XF														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPH 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	0004	OR	0.00	0.00	1.45	AC		1.00	1.00	1.00	30,000.00	30,000.00	43,500							