

LOT 3
IN OR 1342/1321
MULBERRY LANDING 4 PB 5/53

WEIL TIMOTHY WAYNE
30520 CR 121
HILLIARD, FL 32046

2024

39-3N-23-2074-0003-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	10	ABOVE AVG 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	11	CLAY TILE 20
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
Occupancy	00	NONE 100

Quality	06	Quality Level 06
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	1,300	100	1,300	156,578
FOP	84	30	25	3,011
TOTALS	1,384		1,325	159,588

EXTRA FEATURES														
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
1	0351	CARPORT MT	0 100	0	0	957.00	SF	6.00	6.00	100	2013	2013	3	60

LAND DESCRIPTION														
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT FACT	% COND	TOT ADJ
1	000115	C	SFR ACRES	100	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00

REVIEW DATE 04/20/2020 BY TWA

MARKET ADJUSTMENTS														
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND		
0100	01	1,325	137.0616	130.21	172,528	2007	2007	0	0	0	7.50	92.50		
1 SINGLE FAM - 100% - 2008														
Heated Area: 1300 HX Base Yr 2008														
BAS 2007														
FOP 2007														

30520 CR 121, HILLIARD	BLD DATE 09/13/2007	JH	LGL DATE 06/13/2023	MLU
	XF DATE		LAND DATE	
	INC DATE		AG DATE	

NASSAU COUNTY PROPERTY														
VALUATION SUMMARY										PAGE 1 of 1				
VALUATION BY										STANDARD				
Tax Group: 4										Tax Dist:				
BUILDING MARKET VALUE										159,588				
TOTAL MARKET OB/XF VALUE										3,445				
TOTAL LAND VALUE - MARKET										30,000				
TOTAL MARKET VALUE										193,033				
SOH/AGL Deduction										98,423				
ASSESSED VALUE										94,610				
TOTAL EXEMPTION VALUE										50,000				
BASE TAXABLE VALUE										44,610				
TOTAL JUST VALUE										193,033				
NCON VALUE										0				
INCOME VALUE														
PREVIOUS YEAR MKT VALUE										186,161				

PERMIT NUM	DESCRIPTION	AMT	ISSUED
R11740	REPAIR/RRF	1,500	02/01/2009
M12336	MECH OTHER	0	12/01/2006
P11709	OTHER	0	11/01/2006
C18719	CO ISSUED	0	10/01/2006
E18260	ELEC OTHER	0	10/01/2006
B18719	NEW CONSTR	104,000	10/01/2006

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1342/1321	8/17/2005	WD	Q	V		20,000	
GRANTOR:MURPHY JOHN THOMAS							
GRANTEE:WEIL TIMOTHY WAYNE							
0502/0749	11/01/1986	WD	Q	V		6,500	
GRANTOR:							
GRANTEE:							

BUILDING NOTES														
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BUILDING DIMENSIONS														
BAS=[YR=2007] W52S25E17FOP=[YR=2007] S6E14 N6W14S6E35N25S.														

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