

LOT 9  
PT OR 962/155  
MULBERRY LANDING 4 PB 5/53

OLDE ST MARY'S LAND COMPANY  
2809 BLANDING BLVD  
MIDDLEBURG, FL 32068

**2024**

39-3N-23-2074-0009-0000  


BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
CONSTRUCTION										VALUATION SUMMARY										PAGE 1 of 1																
ELEMENT	CD	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	VALUATION BY	Tax Group: 4	Tax Dist:	STANDARD	PERMIT NUM	DESCRIPTION	AMT	ISSUED	OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE								
														BUILDING MARKET VALUE			0					0962/0155	12/14/2000	WD U	V	V	09	785,300								
														TOTAL MARKET OB/XF VALUE			0					GRANTOR: WILLIS LYNWOOD G & JA														
														TOTAL LAND VALUE - MARKET			30,000					GRANTEE: OLDE ST MARY'S LAND														
														TOTAL MARKET VALUE			415																			
														SOH/AGL Deduction			0																			
														ASSESSED VALUE			415																			
														TOTAL EXEMPTION VALUE			0																			
														BASE TAXABLE VALUE			415																			
														TOTAL JUST VALUE			30,000																			
														NCON VALUE			0																			
														INCOME VALUE			0																			
														PREVIOUS YEAR MKT VALUE			30,000																			
DOR CODE										5600										TIMBERLAND 70-79																
MAP NUM																				09																
NEIGHBORHOOD/LOC																				9001.00																
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																
TOTALS																																				
EXTRA FEATURES										30390 CR 121, HILLIARD																										
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	BLD DATE										LGL DATE									
																	XF DATE										LAND DATE									
																	INC DATE										AG DATE									
																											06/15/2023 MLU									
LAND DESCRIPTION										TOTAL OB/XF										0																
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPTH FACT	% COND	TOT ADJ	UNIT PRICE	ADJ UNIT PRICE	LAND VALUE	OTHER ADJUSTMENTS AND NOTES	YEAR	DENSITY	DECL	FRZ	YR	CONSRV												
1	005600	A	TIMBER 3 SI	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	415.00	415.00	415																			
2	009910	M	MKT.VAL.AG	0		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	30,000																			
REVIEW DATE										06/15/2023										BY MLU																
Total Acres:										1.00										Total Land Value: 415																
Market:										30,000										Agricultural: 415																
Common:										0										PRINTED 08/06/2024 BY SYS																