

LOT 18
 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-23-2074-0018-0000


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		STANDARD		Tax Group: 4		Tax Dist:		BUILDING MARKET VALUE		0		TOTAL MARKET OB/XF VALUE		0		TOTAL LAND VALUE - MARKET		30,000		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				PREVIOUS YEAR MKT VALUE		30,000											
DOR CODE 5600										TIMBERLAND 70-79																																																																					
MAP NUM										MKT AREA										09																																																											
NEIGHBORHOOD/LOC										9001.00																																																																					
AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	TOT ADJ AREA	SUBAREA MARKET VALUE																																																																											
TOTALS										CR 121, HILLIARD										BLD DATE XF DATE INC DATE										LGL DATE LAND DATE AG DATE										06/15/2023 MLU																																							
EXTRA FEATURES																														BUILDING NOTES																																																	
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																																																															
																														BUILDING DIMENSIONS																																																	
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									