PT OF LOT 40 (S-5)
IN OR 2149/1521
1995 FLEE SW/MH

SMITH DEANNNA M
37076 MUNDEE PLACE
HILLIARD, FL 32046

2025

10-3N-24-2320-0040-0050

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	01	NONE 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

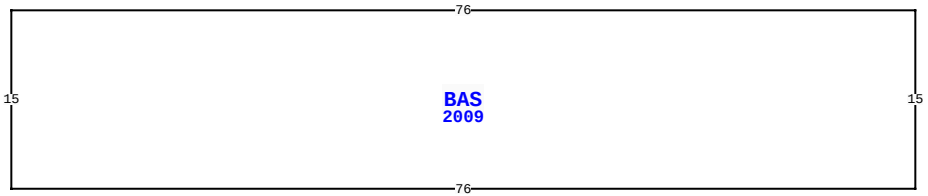
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,140	100	2009	1,140	29,036
TOTALS	1,140			1,140	29,036

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,140	99.8800	84.90	96,786	1995	1995	0	0	0	70.00	30.00

1 M/H 94+ – 0% - 0 Heated Area: 1140 HX Base Yr



37030 MUNDEE PL, HILLIARD

BLD DATE		LGL DATE	05/07/2025 MLU
XF DATE		LAND DATE	
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	29,036
TOTAL MARKET OB/XF VALUE	382
TOTAL LAND VALUE - MARKET	70,000
TOTAL MARKET VALUE	99,418
SOH/AGL Deduction	9,365
ASSESSED VALUE	90,053
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	90,053
TOTAL JUST VALUE	99,418
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	86,005

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2149/1521	8/28/2017	WD	U	I	11	100
GRANTOR: HAND BEVERLY J						
GRANTEE: SMITH BRANDON K & D						
1637/1307	8/28/2009	WD	U	I	30	100
GRANTOR: MOODY DARRYL R						
GRANTEE: HAND BEVERLY J						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009] W76 S15 E76 N15$.

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
1	0810	CONCRETE A	0	0	22	3	66.00	SF	6.50	6.50	100	2009	2009	3	89	382	

LAND DESCRIPTION

TOTAL OB/XF 382

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	000100	C	RES	0	0006	OR	0.00	0.00	2.00	AC		1.00	1.00	1.00	35,000.00	35,000.00	70,000							

REVIEW DATE 02/28/2024 BY WWA Total Acres: 2.00 Total Land Value: 70,000 Market: 0 Agricultural: 0 Common: 70,000 PRINTED 07/30/2025 BY SYS