PT OF SEC 37-3N-23E
IN OR 2398/1335
(EX MULBERRY LANDING 1 PB 4/37

THOMPSON DAWN
10719 MULBERRY LANDING ANNEX
HILLIARD, FL 32046

2025

37-3N-23-0000-0001-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

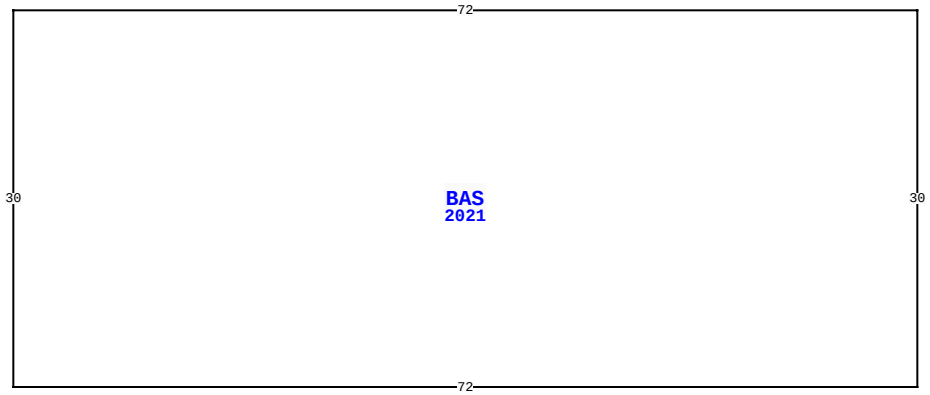
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,160	100	2021	2,160	202,327
TOTALS	2,160			2,160	202,327

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,160	116.0000	98.60	212,976	2020	2020	0	0	0	5.00	95.00

2 M/H 94+ – 0% - 2023 Heated Area: 2160 HX Base Yr 2023



10719 MULBERRY LANDING ANX, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		331,635
TOTAL MARKET OB/XF VALUE		2,340
TOTAL LAND VALUE - MARKET		119,700
TOTAL MARKET VALUE		453,675
SOH/AGL Deduction		91,068
ASSESSED VALUE		362,607
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		311,885
TOTAL JUST VALUE		453,675
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		399,644

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22000725	CO ISSUED	0	05/01/2022
22001988	MH MOVE-ON	0	02/04/2022
21009624	CO ISSUED	0	07/22/2021
21004622	MH MOVE-ON	0	04/14/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2398/1335	10/02/2020	WD	Q	I	02	119,000
GRANTOR: NORTHWAY SANDRA G						
GRANTEE: THOMPSON DAWN						
2186/1027	3/16/2018	QC	U	I	11	100
GRANTOR: NORTHWAY CLINTON WAYN						
GRANTEE: NORTHWAY SANDRA GAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W72 S30 E72 N30$.

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	0510	GARAGE WD-	0	100	10	30	300.00	SF	35.00	35.00	100	1981	1981	3	20	2,100	
2	0680	POLE SHED	0	100	6	20	120.00	SF	10.00	10.00	100	1986	1986	3	20	240	

LAND DESCRIPTION

TOTAL OB/XF 2,340

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	100	0005	OR	0.00	0.00	3.99	AC		1.00	1.00	1.00	30,000.00	30,000.00	119,700							

REVIEW DATE 06/03/2022 BY TWWW Total Acres: 3.99 Total Land Value: 119,700 Market: 0 Agricultural: 0 Common: 119,700 PRINTED 07/30/2025 BY SYS

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Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
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		0 100
Quality	03	Quality Level 03

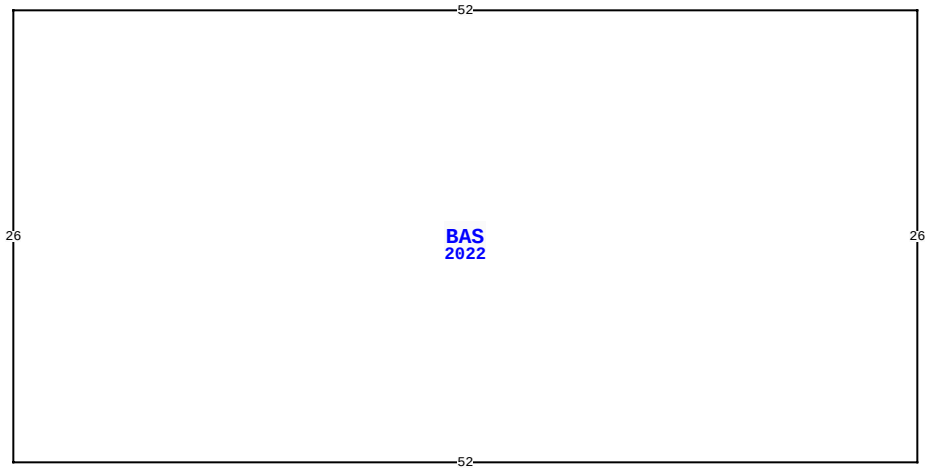
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2022	1,352	129,308
TOTALS	1,352			1,352	129,308

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	116.0000	98.60	133,307	2021	2021	0	0	0	3.00	97.00

3 M/H 94+ – 100% - 2023 Heated Area: 1352 HX Base Yr 2023



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GRANTOR: NORTHWAY CLINTON WAYN						
GRANTEE: NORTHWAY SANDRA GAI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W52 S26 E52 N26$.

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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 06/03/2022 BY TWWW Total Acres: 3.99 Total Land Value: 119,700 Market: 0 Agricultural: 0 Common: 119,700 PRINTED 07/30/2025 BY SYS