IN OR 1468/1229 R621658

POWERS LESLIE R/POWERS IRA JR
10760 MULBERRY LANDING ANNEX
HILLIARD, FL 32046

2025

37-3N-23-0000-0001-0210

BUILDING CHARACTERISTICS

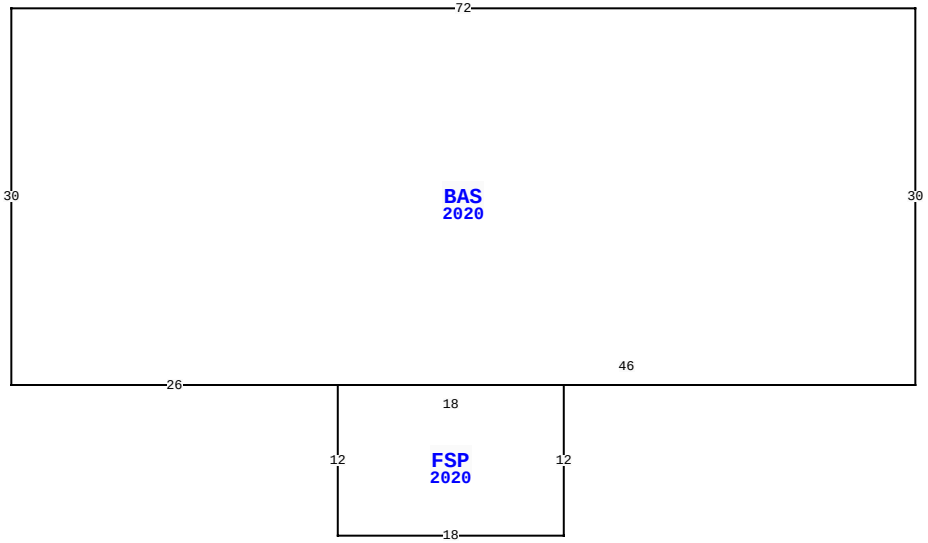
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	2020	2,160	203,723
FSP	216	60	2020	130	12,261
TOTALS	2,376			2,290	215,983

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,290	116.8000	99.28	227,351	2020	2020	0	0	0	5.00	95.00

1 M/H 94+ – 100% - 2007 Heated Area: 2160 HX Base Yr 2007



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

10760 MULBERRY LANDING ANX, HILLIARD

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	0681	POLE SHED	0	100	24	30	720.00	SF	15.00	15.00	100	1981	1981	3	20	2,160	
2	0940	SHEDS/PORT	0	100	14	8	112.00	SF	20.10	20.10	100	2000	2000	3	20	450	
3	0681	POLE SHED	0	100	14	12	168.00	SF	15.00	15.00	100	2007	2007	3	44	1,109	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		215,983
TOTAL MARKET OB/XF VALUE		3,719
TOTAL LAND VALUE - MARKET		107,250
TOTAL MARKET VALUE		326,952
SOH/AGL Deduction		117,251
ASSESSED VALUE		209,701
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		158,979
TOTAL JUST VALUE		326,952
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		302,906

PERMIT NUM	DESCRIPTION	AMT	ISSUED
20001728	CO ISSUED	0	02/25/2020
B963495	ADDITION	750,000,000	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1468/1229	11/07/2006	WD	U	I	07	100
GRANTOR: MCCLINTON MICHAEL SHA						
GRANTEE: POWERS LESLIE R & I						
1457/0562	11/07/2006	WD	Q	I		115,000
GRANTOR: MCCLINTON MICHAEL SHA						
GRANTEE: POWERS LESLIE R & I						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2020] W72 S30 E26 FSP=[YR=2020] S12 E18 N12 W18$ E46 N30$.

LAND DESCRIPTION

TOTAL OB/XF 3,719

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	5.50	AC		1.00	1.00	1.00	19,500.00	19,500.00	107,250							

REVIEW DATE 06/29/2020 BY TWX Total Acres: 5.50 Total Land Value: 107,250 Market: 0 Agricultural: 0 Common: 107,250 PRINTED 07/30/2025 BY SYS