

LOT 6
IN OR 1864/1631
MULBERRY LANDING 1 PB 4/37

PHIPPS CHARLENE/SMITH CHARLES E JR
241610 CR 121
HILLIARD, FL 32046

2025

37-3N-23-2070-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 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		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Occupancy	00	NONE 100

Quality	03	Quality Level 03
DOR CODE	0100	SINGLE FAMILY
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	1,464	100	1993	1,464	129,676
FOP	126	30	1993	38	3,366
TOTALS	1,590			1,502	133,042

EXTRA FEATURES											
L N	OB/XF CODE	DESCRIPTION	BLD	CAP	L	W	UNITS	UT	Adj R	ADJ UNIT PRICE	NOTES
1	0510	GARAGE WD-	0	0	14	24	336.00	SF	28.00	28.00	
2	0810	CONCRETE A	0	0	0	0	200.00	SF	6.50	6.50	
3	0510	GARAGE WD-	0	0	22	12	264.00	SF	35.00	35.00	

LAND DESCRIPTION											
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	NOTES
1	000100	C	RES	0	0006	OR	0.00	0.00	1.20	AC	

REVIEW DATE 06/24/2022 BY DJ

MARKET ADJUSTMENTS											
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND
0100	01	1,502	106.0800	106.08	159,332	1982	1987	0	0	0 16.50	83.50
1 SINGLE FAM - 0% - 0											
Heated Area: 1464 HX Base Yr											
BAS 1993											
FOP 1993											
1396 MULBERRY LANDING RD, HILLIARD											

TOTAL OB/XF											
5,327											

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5,327											

Total Acres: 1.20 Total Land Value: 54,000 Market: 0 Agricultural: 0 Common: 54,000

NASSAU COUNTY PROPERTY			
PAGE 1 of 1			
VALUATION SUMMARY			
VALUATION BY		STANDARD	
Tax Group: 4		Tax Dist:	
BUILDING MARKET VALUE		133,042	
TOTAL MARKET OB/XF VALUE		5,327	
TOTAL LAND VALUE - MARKET		54,000	
TOTAL MARKET VALUE		192,369	
SOH/AGL Deduction		40,225	
ASSESSED VALUE		152,144	
TOTAL EXEMPTION VALUE		0	
BASE TAXABLE VALUE		152,144	
TOTAL JUST VALUE		192,369	
NCON VALUE		0	
INCOME VALUE		0	
PREVIOUS YEAR MKT VALUE		173,020	

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009909	VINYL SIDING	8,726	07/27/2021
7527	REPAIR/RRF	1,000	09/13/1991
6321	REMODEL	5,500	02/28/1990
4603	NEW CONSTR	5,712	01/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1864/1631	6/27/2013	WD	U	I	11	100	
GRANTOR: SMITH EVA MAE							
GRANTEE: PHIPPS CHARLENE & C							
1681/0666	5/28/2010	WD	U	I	12	38,900	
GRANTOR: DEUTSCHE BANK NATIONA							
GRANTEE: SMITH EVA MAE							

BUILDING NOTES											
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BUILDING DIMENSIONS											
BAS=[YR=1993] W11N10 W19 S10 W19 S26 E14 FOP=[YR=1993] S6 E21 N6 W21\$ E35 N26\$.											

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