LOT 13
MULBERRY LANDING #1 PB 4/37

HOBBS TEDDY J & TERESA G
1350 MULBERRY LANDING RD
HILLIARD, FL 32046

2025

37-3N-23-2070-0013-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

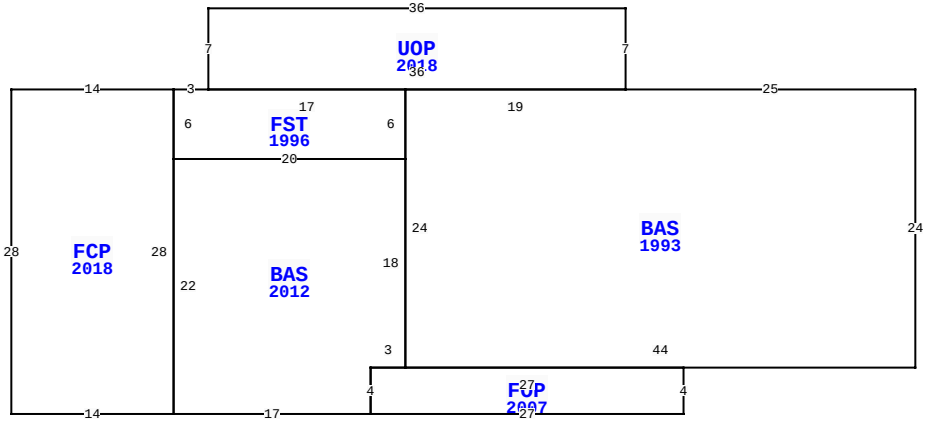
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	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	1,056	100	1993	1,056	90,277
BAS	428	100	2012	428	36,590
FCP	392	25	2018	98	8,378
FOP	108	30	2007	32	2,736
FST	120	55	1996	66	5,642
UOP	252	20	2018	50	4,275
TOTALS	2,356			1,730	147,898

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,730	103.0000	103.00	178,190	1982	1985	0	0	0	17.00	83.00

1 SINGLE FAM – 100% - 2000 Heated Area: 1484 HX Base Yr 2000



1350 MULBERRY LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 MLU
INC DATE		AG DATE	

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		147,898
TOTAL MARKET OB/XF VALUE		33,582
TOTAL LAND VALUE - MARKET		47,250
TOTAL MARKET VALUE		228,730
SOH/AGL Deduction		106,027
ASSESSED VALUE		122,703
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		71,981
TOTAL JUST VALUE		228,730
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		211,549

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B006929	GARAGE	30,000	03/01/2000
B9602592	ADDITION	10,000	01/01/1996

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/475	7/09/2024	QC	U	I	11	100
GRANTOR: HOBBS TEDDY & TERESA						
GRANTEE: HOBBS TEDDY J & TER						
0901/0567	9/29/1999	WD	Q	I		70,000
GRANTOR: FRANKLIN BOBBY Y						
GRANTEE: HOBBS TEDDY & TERES						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W25 UOP=[YR=2018] N7 W36 S7 FST=[YR=1996] W3 FCP=[YR=2018] W14 S28 E14 BAS=[YR=2012] E17 FOP=[YR=2007] E27 N4 W27 S4$ N4 E3 N18 W20 S22$ N28$ S6 E20 N6 W17$ E36$ W19 S24 E44 N24$.

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	40	30	1,200.00	SF	35.00	35.00	100	2001	2001	3	28	11,760	
2	0476	VF 6 SBPL	0	100	0	0	54.00	LF	32.00	32.00	100	2009	2009	3	74	1,279	
3	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2017	2017	3	97	3,395	
4	0510	GARAGE WD-	0	100	24	20	480.00	SF	35.00	35.00	100	2014	2014	3	71	11,928	
5	0681	POLE SHED	0	100	20	20	400.00	SF	15.00	15.00	100	2019	2019	3	87	5,220	

LAND DESCRIPTION

TOTAL OB/XF 33,582

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	0006	OR	0.00	0.00	1.05	AC		1.00	1.00	1.00	45,000.00	45,000.00	47,250							

REVIEW DATE 10/07/2020 BY TWA Total Acres: 1.05 Total Land Value: 47,250 Market: 0 Agricultural: 0 Common: 47,250 PRINTED 07/30/2025 BY SYS