

LOT 23
MULBERRY LANDING 1 PB 4/37

HALL LYZA MARIE/HOOKS KYLE EUGENE
1131 MULBERRY LANDING RD
HILLIARD, FL 32046

2025

37-3N-23-2070-0023-0000



BUILDING CHARACTERISTICS						MARKET ADJUSTMENTS												NASSAU COUNTY PROPERTY																				
ELEMENT	CD	CONSTRUCTION	TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	PAGE 1 of 1 4																							
Exterior Wall	30	VINYL 100	0800	02	1,404	116.8000	99.28	139,389	2016	2016	0	0	20.00	80.00	VALUATION SUMMARY																							
Roof Structur	03	GABLE/HIP 100	2 M/H 94+ - 0% - 2023												Heated Area: 1404												HX Base Yr											
Roof Cover	03	COMP SHNGL 100	27 BAS2016 27																																			
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		2 100																																				
Frame	02	WOOD FRAME 100																																				
Stories	1.	1. 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	1,404	100	2016	1,404	111,511																																	
TOTALS			1,404		1,404	111,511																																
EXTRA FEATURES						1131 MULBERRY LANDING RD, HILLIARD																																
L N	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																						
																		BLD DATE										LGL DATE										
																		XF DATE										LAND DATE										
																		INC DATE										AG DATE										
																												05/21/2025 MLU										
LAND DESCRIPTION																		TOTAL OB/XF 0																				
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	DPHT 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	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350																					
REVIEW DATE 10/15/2020 BY TWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS																																						