LOT 45
MULBERRY LANDING #1 PB 4/37

HOLLEY BRENTON N & JULIE M
17011 HOLLEY OAKS LANE
HILLIARD, FL 32046

2025

37-3N-23-2070-0045-0000

BUILDING CHARACTERISTICS

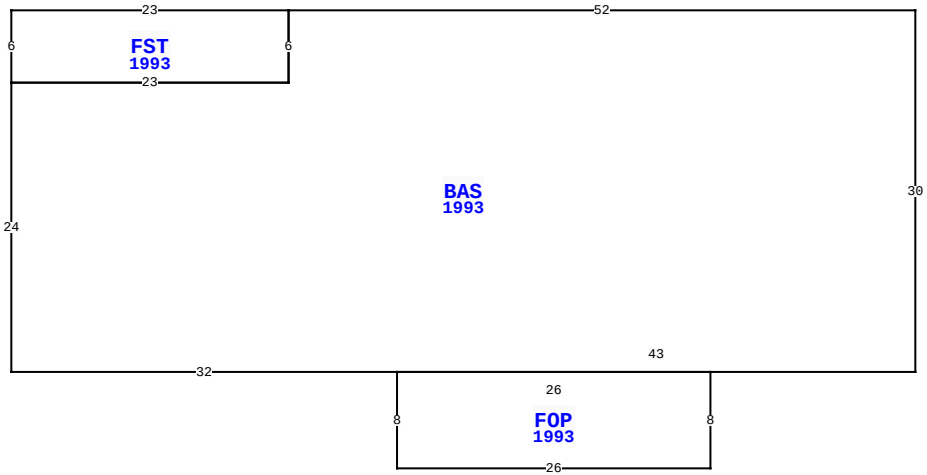
ELEMENT	CD	CONSTRUCTION
Exterior Wall	19	COMMON BRK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 70
Interior Wall	04	PLYWOOD 30
Interior Floo	14	CARPET 90
Interior Floo	07	CORK/VTILE 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
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	2,112	100	1993	2,112	167,795
FOP	208	30	1993	62	4,926
FST	138	55	1993	76	6,038
TOTALS	2,458			2,250	178,759

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	2,250	118.5800	118.58	266,805	1978	1978	0	0	0	33.00	67.00

1 SINGLE FAM – 0% - 2024 Heated Area: 2112 HX Base Yr



908 N MULBERRY LANDING RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	178,759
TOTAL MARKET OB/XF VALUE	4,282
TOTAL LAND VALUE - MARKET	102,300
TOTAL MARKET VALUE	285,341
SOH/AGL Deduction	9,690
ASSESSED VALUE	275,651
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	275,651
TOTAL JUST VALUE	285,341
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	250,592

PERMIT NUM	DESCRIPTION	AMT	ISSUED
22015404	REPAIR/RRF	40,000	10/14/2022
B007492	GARAGE	9,350	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2652/268	6/30/2023	WD	Q	I	01	270,000
GRANTOR: DAUGHTRY BLANE KEITH						
GRANTEE: HOLLEY BRENTON N &						
0904/1373	10/22/1999	WD	Q	I	09	133,000
GRANTOR: GOODWIN ROY JR & SARA						
GRANTEE: DAUGHTRY BLANE KEIT						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W52 FST=[YR=1993] W23 S6 E23 N6$ S6 W23 S24 E32
FOP=[YR=1993] S8 E26 N8W26$ E43 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	0811	CONCRETE B	0	0	0	0	620.00	SF	5.20	5.20	100	1978	1978	3	28	903	
2	0500	FP-PRE FAB	0	0	0	0	1.00	UT	3,500.00	3,500.00	100	1978	1978	3	40	1,400	
3	0510	GARAGE WD-	0	0	22	17	374.00	SF	19.60	19.60	100	2000	2000	3	27	1,979	

LAND DESCRIPTION

TOTAL OB/XF 4,282

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	0	0005	OR	0.00	0.00	3.41	AC		1.00	1.00	1.00	30,000.00	30,000.00	102,300							

REVIEW DATE 03/07/2023 BY WWX Total Acres: 3.41 Total Land Value: 102,300 Market: 0 Agricultural: 0 Common: 102,300 PRINTED 07/30/2025 BY SYS