LOT 57
MULBERRY LANDING UNIT 1
PB 4/37

HOLLEY MARCUS W & DENA C
17671 HOLLEY OAKS LN
HILLIARD, FL 32046

2025

37-3N-23-2070-0057-0000

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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

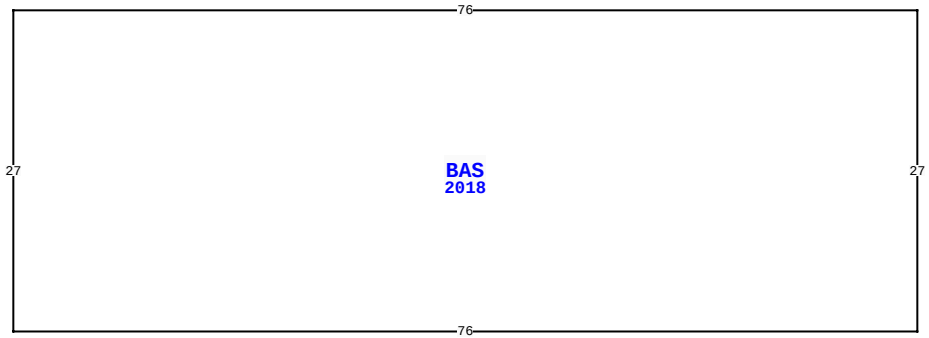
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2018	2,052	121,222
TOTALS	2,052			2,052	121,222

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	81.7600	69.50	142,614	2017	2017	0	0	0	15.00	85.00

1 M/H 94+ – 0% - 2025 Heated Area: 2052 HX Base Yr



1230 N MULBERRY LANDING RD, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/21/2025 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	121,222
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	27,810
TOTAL MARKET VALUE	149,032
SOH/AGL Deduction	0
ASSESSED VALUE	149,032
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	149,032
TOTAL JUST VALUE	149,032
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	179,290

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000620	CO ISSUED	0	01/19/2018
17006702	MH MOVE-ON	0	10/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/156	5/29/2024	WD	U	I	37	130,000
GRANTOR: HOLCOMBE JUSTIN & CHA						
GRANTEE: HOLLEY MARCUS W & D						
2087/1771	11/22/2016	WD	U	V	37	3,000
GRANTOR: WILLIS LYNWOOD G & JA						
GRANTEE: PARMLEY CHANCIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S27 E76 N27$.

EXTRA FEATURES

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

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	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	1.03	AC		1.00	1.00	0.60	45,000.00	27,000.00	27,810							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.03 Total Land Value: 27,810 Market: 0 Agricultural: 0 Common: 27,810 PRINTED 07/30/2025 BY SYS