PT LOT 66 IN OR 2235/923
MULBERRY LANDING #1 PB 4/37
ESMT IN OR 2260/46

HOBBS TEDDY J & EMILEE H
1316 MULBERRY LANDING RD
HILLIARD, FL 32046

2025

37-3N-23-2070-0066-0010

NASSAU COUNTY PROPERTY

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		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	03	Quality Level 03

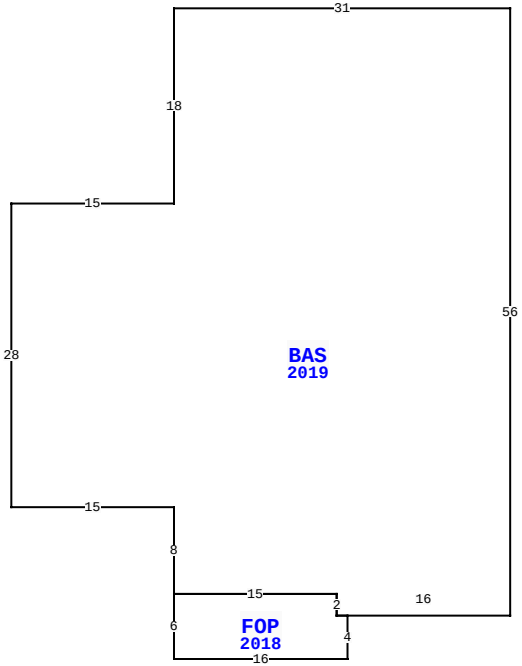
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,126	100	2019	2,126	196,294
FOP	94	30	2018	28	2,585
TOTALS	2,220			2,154	198,880

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,154	116.8000	99.28	213,849	2019	2019	0	0	0	7.00	93.00

1 M/H 94+ – 100% - 2020 Heated Area: 2126 HX Base Yr 2020



1316 MULBERRY LANDING RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		198,880
TOTAL MARKET OB/XF VALUE		4,611
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		248,491
SOH/AGL Deduction		136,603
ASSESSED VALUE		111,888
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		61,166
TOTAL JUST VALUE		248,491
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		217,959

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19004189	CO ISSUED	0	04/25/2019
19002362	MH MOVE-ON	8,603	03/08/2019

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2235/0923	11/07/2018	WD	U	V	11	100

GRANTOR: HOBBS TEDDY J & TERES
GRANTEE: HOBBS TEDDY JOSEPH

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W31 S18 W15 S28 E15 S8 FOP=[YR=2018] S6 E16 N4 W1 N2 W15$ E15 S2 E16 N56$.

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	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	2019	2019	3	98	3,430	
2	1242	WD DECK A	0	100	0	0	288.00	SF	5.00	5.00	100	2019	2019	3	82	1,181	

LAND DESCRIPTION

TOTAL OB/XF 4,611

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		OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 06/21/2019 BY TW Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS