LOT 73
MULBERRY LANDING 1 PB 4/37

HENDERSON PAULETTE ESTELL & JOSEPH MATHEW
1074 MULBERRY LANDING ROAD
HILLIARD, FL 32046

2025

37-3N-23-2070-0073-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 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
Quality	03	Quality Level 03

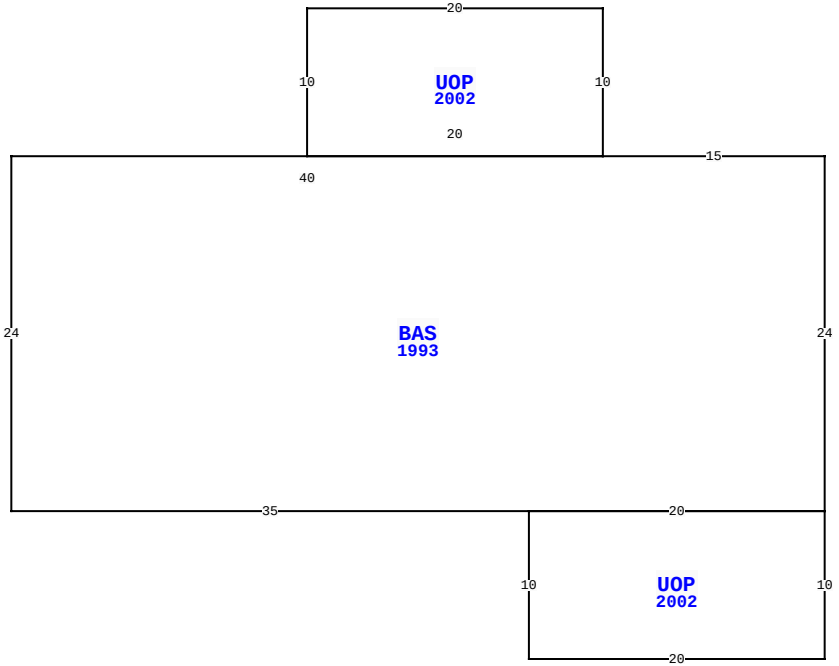
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,320	100	1993	1,320	37,256
UOP	200	25	2002	50	1,411
UOP	200	25	2002	50	1,411
TOTALS	1,720			1,420	40,078

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,420	117.6000	94.08	133,594	1976	1987	0	0	0	70.00	30.00

1 M/H 93- – 100% - 2003 Heated Area: 1320 HX Base Yr 2003



1074 MULBERRY LANDING RD, HILLIARD

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

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	1985	1985	3	56	1,960	
2	0681	POLE SHED	0	100	20	10	200.00	SF	15.00	15.00	100	2000	2000	3	27	810	
3	0351	CARPORT MT	0	100	30	30	900.00	SF	6.30	6.30	100	2017	2017	3	74	4,196	

NASSAU COUNTY PROPERTY

PAGE 1 of 1 4

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	40,078
TOTAL MARKET OB/XF VALUE	6,966
TOTAL LAND VALUE - MARKET	46,350
TOTAL MARKET VALUE	93,394
SOH/AGL Deduction	58,163
ASSESSED VALUE	35,231
TOTAL EXEMPTION VALUE	HX HB 25,000
BASE TAXABLE VALUE	10,231
TOTAL JUST VALUE	93,394
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	77,381

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2764/1742	1/30/2025	QC	U	I	11	100
GRANTOR: HENDERSON JOSEPH M						
GRANTEE: HENDERSON PAULETTE						
1063/0824	6/18/2002	WD	Q	I	01	100
GRANTOR: BARBER NOAH A & LOTTI						
GRANTEE: HENDERSON JOSEPH M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W15 UOP=[YR=2002] N10 W20 S10 E20$ W40 S24 E35
UOP=[YR=2002] S10 E20 N10 W20$ E20 N24$.

LAND DESCRIPTION

TOTAL OB/XF 6,966

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	1.03	AC		1.00	1.00	1.00	45,000.00	45,000.00	46,350							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.03 Total Land Value: 46,350 Market: 0 Agricultural: 0 Common: 46,350 PRINTED 07/30/2025 BY SYS