LOT 77
MULBERRY LANDING #1 PB 4/37

**MUSSELMAN SCOTT A & JAMIE L**
1069 QUAIL RIDGE ROAD
HILLIARD, FL 32046

**2025**

**37-3N-23-2070-0077-0000**

## BUILDING CHARACTERISTICS

| ELEMENT | CD | CONSTRUCTION |
|---|---|---|
| | | |

| | | | |
|---|---|---|---|
| DOR CODE | 0000 | VACANT | |
| MAP NUM | | MKT AREA | 09 |
| NEIGHBORHOOD/LOC | 9001.00 | | |

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| TOTALS | | | | | |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | |

W 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 | 0 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 57,600 |
| TOTAL MARKET VALUE | 57,600 |
| SOH/AGL Deduction | 9,728 |
| ASSESSED VALUE | 47,872 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 47,872 |
| TOTAL JUST VALUE | 57,600 |
| NCON VALUE | 0 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 43,520 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| | | | |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q U / | V I / | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2554/1783 | 4/13/2022 | WD | U | V | 37 | 25,000 |
| GRANTOR: MORGAN BONNIE P | | | | | | |
| GRANTEE: MUSSELMAN SCOTT A & | | | | | | |
| 2293/1555 | 7/02/2019 | PR | U | V | 19 | 100 |
| GRANTOR: MORGAN BONNIE P PR OF | | | | | | |
| GRANTEE: MORGAN BONNIE P | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| | | | | | | | | | | | | | | | | | |

## LAND DESCRIPTION

TOTAL OB/XF 0

| 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 | 1.28 | AC | | 1.00 | 1.00 | 1.00 | 45,000.00 | 45,000.00 | 57,600 | | | | | | | |

REVIEW DATE 05/21/2025 BY MLU Total Acres: 1.28 Total Land Value: 57,600 Market: 0 Agricultural: 0 Common: 57,600 PRINTED 07/30/2025 BY SYS