LOTS 79 & 80
IN OR 1633/115
MULBERRY LANDING #1 PB 4/37

MUSSELMAN SCOTT
1069 QUAIL RIDGE ROAD
HILLIARD, FL 32046

2025

37-3N-23-2070-0079-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
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
Occupancy	00	NONE 100
Quality	05	Quality Level 05

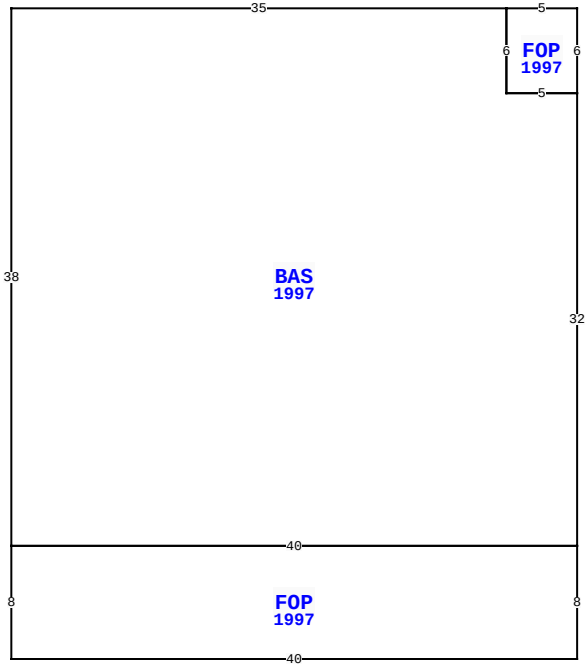
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,490	100	1997	1,490	161,148
FOP	30	30	1997	9	974
FOP	320	30	1997	96	10,382
TOTALS	1,840			1,595	172,504

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,595	121.1760	121.18	193,282	1997	2002	0	0	0	10.75	89.25

1 SINGLE FAM – 100% - 2010 Heated Area: 1490 HX Base Yr 2010



1069 QUAIL RIDGE RD, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		193,663
TOTAL MARKET OB/XF VALUE		4,929
TOTAL LAND VALUE - MARKET		72,450
TOTAL MARKET VALUE		271,042
SOH/AGL Deduction		131,356
ASSESSED VALUE		139,686
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		88,964
TOTAL JUST VALUE		271,042
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		260,368

PERMIT NUM	DESCRIPTION	AMT	ISSUED
19003702	GARAGE	40,933	04/12/2019
R1615502	REPAIR/RRF	8,012	11/01/2016
E963265	NEW CONSTR	52,650	02/01/1997
MHU95797	MH MOVE-ON	0	02/01/1995

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1633/0115	7/24/2009	WD	U	I	12	102,500
GRANTOR: U S BANK NATIONAL ASS						
GRANTEE: MUSSELMAN SCOTT						
1601/0199	1/16/2009	CT	U	I	18	100
GRANTOR: CLERK OF COURT						
GRANTEE: U S BANK NATIONAL A						

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	0940	SHEDS/PORT	0	100	12	16	192.00	SF	20.10	20.10	100	1990	1990	3	20	772	
2	0681	POLE SHED	0	100	14	16	224.00	SF	15.00	15.00	100	1995	1995	3	20	672	
3	0681	POLE SHED	0	100	15	16	240.00	SF	15.00	15.00	100	1995	1995	3	20	720	
4	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1997	1997	3	79	2,765	

BUILDING NOTES

BUILDING DIMENSIONS

FOP=[YR=1997] W5 BAS=[YR=1997] W35 S38 FOP=[YR=1997] S8 E40 N8 W40 $ E40 N32 W5 N6 $ S6 E5 N6 $.

LAND DESCRIPTION

TOTAL OB/XF 4,929

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	0005	OR	0.00	0.00	2.07	AC		1.00	1.00	1.00	35,000.00	35,000.00	72,450							

REVIEW DATE 06/21/2019 BY TWX Total Acres: 2.07 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS

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Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

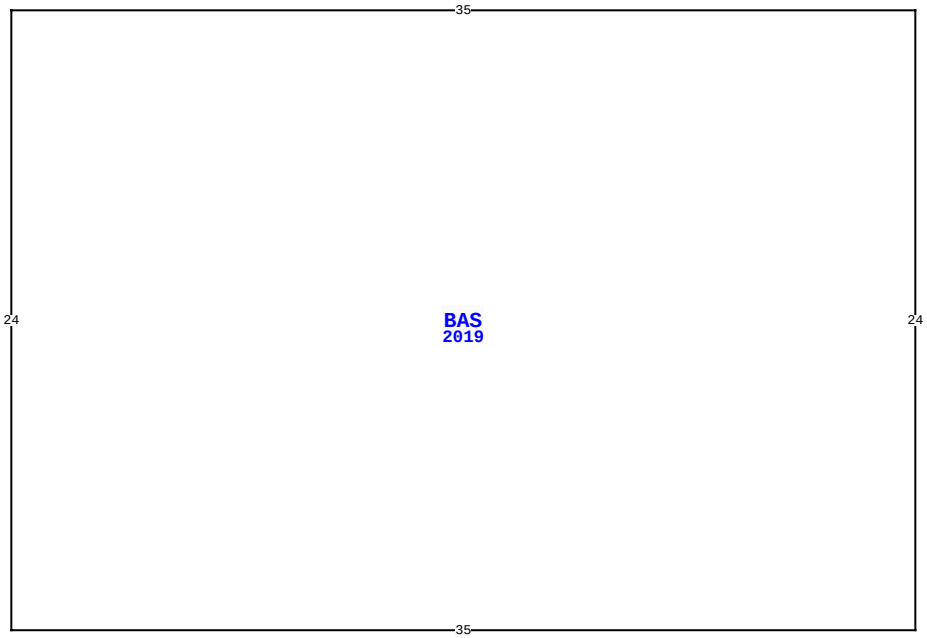
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	840	100	2019	840	21,159
TOTALS	840			840	21,159

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
6500	01	840	58.1900	21.53	18,085	2019	2019	0	0	117	5.00	117.00

2 GARAGE RES – 100% - 2010 Heated Area: 840 HX Base Yr 2010



1069 QUAIL RIDGE RD, HILLIARD

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GRANTOR: CLERK OF COURT						
GRANTEE: U S BANK NATIONAL A						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2019] W35 S24 E35 N24$.

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

REVIEW DATE 06/21/2019 BY TWX Total Acres: 2.07 Total Land Value: 72,450 Market: 0 Agricultural: 0 Common: 72,450 PRINTED 07/30/2025 BY SYS