

LOT 91 & PT OF LOTS 92 & 93
IN OR 888/1063
MULBERRY LANDING 1 PB 4/37

RODGERS JOHN DAVID & CAROLYN D
1160 QUAIL RIDGE ROAD
HILLIARD, FL 32046

2025

37-3N-23-2070-0091-0000



BUILDING CHARACTERISTICS										MARKET ADJUSTMENTS										NASSAU COUNTY PROPERTY																
ELEMENT		CD	CONSTRUCTION		TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND	VALUATION SUMMARY																		
Exterior Wall		20	FACE BRICK 80		0100	01	1,834	119.2400	119.24	218,686	1980	1990	0	0	0	22.91	77.09	VALUATION BY		STANDARD																
Exterior Wall		05	AVERAGE 20		1 SINGLE FAM - 100% - 2000										Heated Area: 1728										HX Base Yr 2000		Tax Group: 4		Tax Dist:							
Roof Structure		03	GABLE/HIP 100		48 12 FUS 1993 48 42 6 FOP 1993 6 FST 1993 6 48 24 BAS 1993 24 29 19 FUP 1993 5 5										BUILDING MARKET VALUE										168,585											
Roof Cover		03	COMP SHNGL 100												TOTAL MARKET OB/XF VALUE										3,625											
Interior Wall		05	DRYWALL 100												TOTAL LAND VALUE - MARKET										61,920											
Interior Floor		14	CARPET 100												TOTAL MARKET VALUE										234,130											
Air Condition		03	CENTRAL 100												SOH/AGL Deduction										137,166											
Heating Type		04	AIR DUCTED 100		ASSESSED VALUE										96,964																					
Bedrooms		3	100		TOTAL EXEMPTION VALUE										HX		HB		50,722																	
Bathrooms		2	100		BASE TAXABLE VALUE										46,242																					
Frame		02	WOOD FRAME 100		TOTAL JUST VALUE										234,130																					
Stories		1.5	1.5 100		NCON VALUE										0																					
Units		0	100		INCOME VALUE																															
BUD8 Adjustme		04	DIST 01 100		PREVIOUS YEAR MKT VALUE										211,731																					
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	1,152	100	1993	1,152	105,894																															
FOP	35	30	1993	10	919																															
FOP	252	30	1993	76	6,986																															
FST	36	55	1993	20	1,839																															
FUS	576	100	1993	576	52,947																															
TOTALS		2,051			1,834	168,585	1160 QUAIL RIDGE RD, HILLIARD																			BLD DATE		LGL DATE		05/21/2025		MLU				
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																			
1	0500	FP-PRE FAB	0	100	0	0	1.00	UT	3,500.00	3,500.00	100	1980	1980	3	44	1,540																				
2	0940	SHEDS/PORT	0	100	14	10	140.00	SF	19.50	19.50	100	1998	1998	3	20	546																				
3	0681	POLE SHED	0	100	0	0	240.00	SF	15.00	15.00	100	2000	2000	3	27	972																				
4	0681	POLE SHED	0	100	0	0	140.00	SF	15.00	15.00	100	2000	2000	3	27	567																				