LOT 4
IN OR 1955/355
MULBERRY LANDING 3 PB 5/42

GUYNN KELSEY & BURCH LARRY/
30928 CR 121
HILLIARD, FL 32046

2025

38-3N-23-2073-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

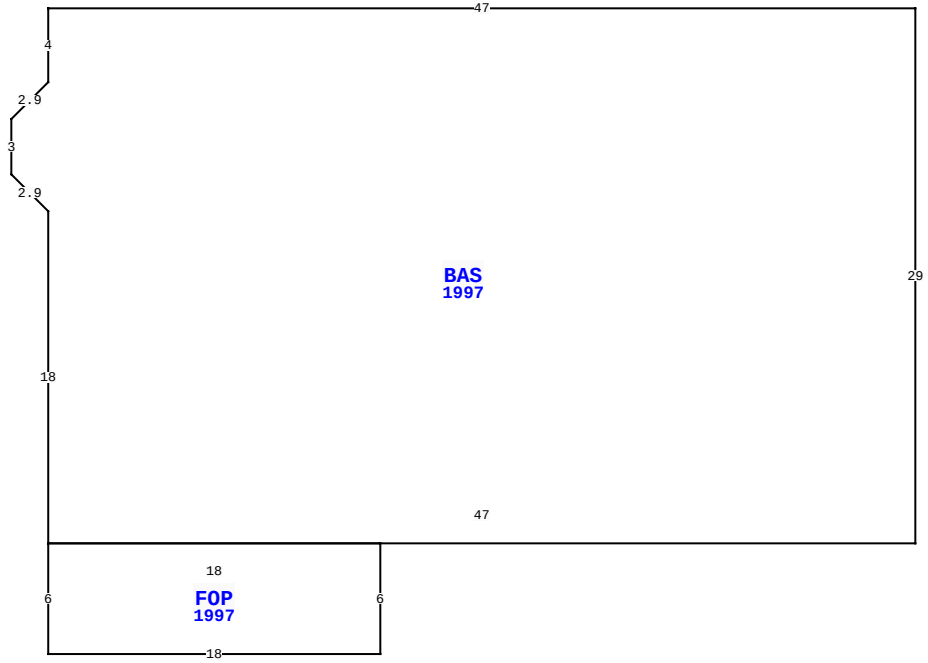
ELEMENT	CD	CONSTRUCTION
Exterior Wall	06	BD/BATTEN 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 90
Interior Wall	04	PLYWOOD 10
Interior Floo	14	CARPET 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03
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	1,373	100	1997	1,373	120,710
FOP	108	30	1997	32	2,814
TOTALS	1,481			1,405	123,522

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	1,405	110.2400	110.24	154,887	1997	1997	0	0	0	20.25	79.75

1 SINGLE FAM – 100% - 2018 Heated Area: 1373 HX Base Yr 2018



30928 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		123,522
TOTAL MARKET OB/XF VALUE		2,765
TOTAL LAND VALUE - MARKET		45,000
TOTAL MARKET VALUE		171,287
SOH/AGL Deduction		66,720
ASSESSED VALUE		104,567
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		53,845
TOTAL JUST VALUE		171,287
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		151,253

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B963507	NEW CONSTR	57,000	02/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1955/0355	12/09/2014	QC	U	I	11	100
GRANTOR: GUYNN KELSEY & LARRY						
GRANTEE: GUYNN KELSEY & LARR						
1949/0810	10/28/2014	SW	U	I	12	56,200
GRANTOR: NATIONSTAR MORTGAGE L						
GRANTEE: GUYNN KELSEY						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1997] W47 S4 L2 D2 S3 R2 D2 S18 FOP=[YR=1997] S6 E18 N6 W18 $ E47 N29 $.

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	1997	1997	3	79	2,765	

TOTAL OB/XF 2,765

LAND DESCRIPTION

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	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	45,000.00	45,000.00	45,000							

REVIEW DATE 11/01/2019 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS