LOT 6
MULBERRY LANDING 3 PB 5/42

ROYAL THOMAS M & LAURA MICHELLE
85624 PHILLIPS RD
YULEE, CT 32097

2025

38-3N-23-2073-0006-0000

BUILDING CHARACTERISTICS

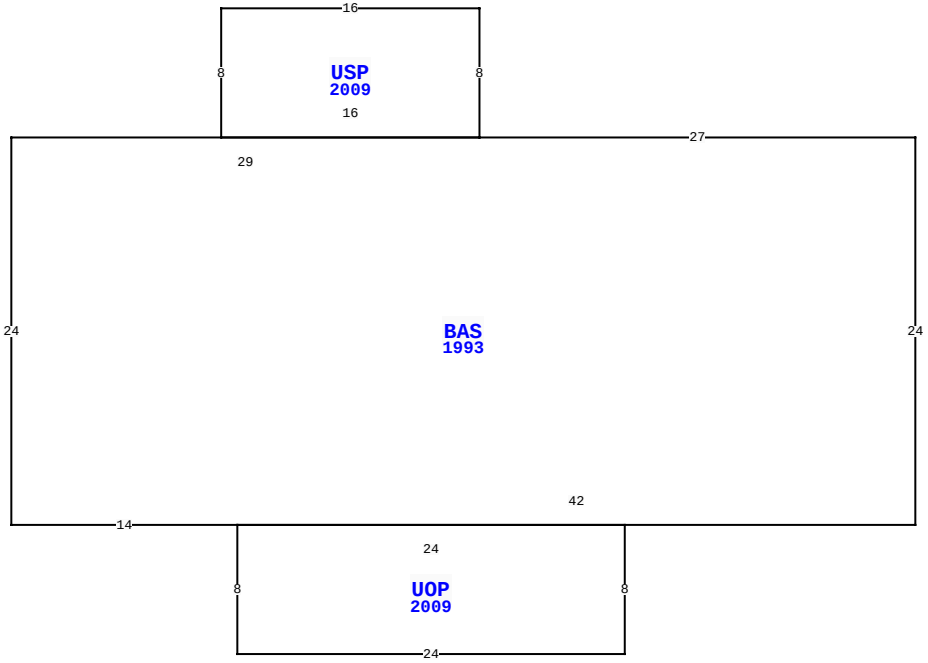
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	04	PLYWOOD 70
Interior Wall	05	DRYWALL 30
Interior Floo	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
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	1,344	100	1993	1,344	84,365
UOP	192	25	2009	48	3,013
USP	128	50	2009	64	4,017
TOTALS	1,664			1,456	91,395

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,456	122.6000	98.08	142,804	1984	2010	0	0	0	36.00	64.00

1 M/H 93- – 0% - 0 Heated Area: 1344 HX Base Yr



30902 CR 121, 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	0504	FP-ELECTRI	0	0	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	54	1,080	

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	91,395
TOTAL MARKET OB/XF VALUE	1,080
TOTAL LAND VALUE - MARKET	45,000
TOTAL MARKET VALUE	137,475
SOH/AGL Deduction	28,532
ASSESSED VALUE	108,943
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	108,943
TOTAL JUST VALUE	137,475
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	113,590

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2501/0283	9/10/2021	WD	Q	I	02	98,000
GRANTOR: DU-BOSE ANTHONY W ET						
GRANTEE: ROYAL THOMAS M & LA						
2336/1441	1/24/2020	QC	U	I	11	100
GRANTOR: MATUCH DIANNE L						
GRANTEE: AURAND LESTER E JR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W27 USP=[YR=2009] N8 W16 S8 E16 $ W29 S24 E14
UOP=[YR=2009] S8 E24 N8 W24 $ E42 N24 $.

LAND DESCRIPTION

TOTAL OB/XF 1,080

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	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 04/08/2022 BY TWA Total Acres: 1.00 Total Land Value: 45,000 Market: 0 Agricultural: 0 Common: 45,000 PRINTED 07/30/2025 BY SYS