LOT 7 1996 WEST SW/MH
IN OR 1523/879
MULBERRY LANDING 3 PB 5/42

HOLMES RAYMOND M
30876 CR 121
HILLIARD, FL 32046

2025

38-3N-23-2073-0007-0000

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 90
Interior Floo	08	SHT VINYL 10
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
Quality	04	Quality Level 04

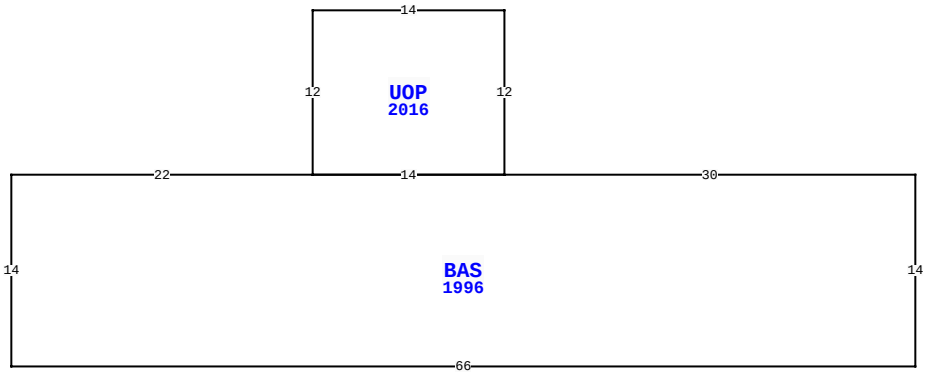
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1996	924	30,481
UOP	168	25	2016	42	1,385
TOTALS	1,092			966	31,866

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	966	129.3600	109.96	106,221	1996	1996	0	0	0	70.00	30.00

1 M/H 94+ – 100% - 2008 Heated Area: 924 HX Base Yr 2008



30876 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		31,866
TOTAL MARKET OB/XF VALUE		579
TOTAL LAND VALUE - MARKET		52,200
TOTAL MARKET VALUE		84,645
SOH/AGL Deduction		47,509
ASSESSED VALUE		37,136
TOTAL EXEMPTION VALUE	HX HB	25,000
BASE TAXABLE VALUE		12,136
TOTAL JUST VALUE		84,645
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		68,181

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1523/0879	9/05/2007	WD	Q	I		66,400
GRANTOR: MAI SERGUEI						
GRANTEE: HOLMES RAYMOND M						
1306/1030	4/04/2005	WD	Q	I	06	29,900
GRANTOR: THE BANK OF NEW YORK						
GRANTEE: MAI SERGUEI						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W30 W14 W22 S14 E66 N14 $
UOP=[YR=2016;ORIG=-30,-12] W14 S12 E14 N12 $
.

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	12	144.00	SF	20.10	20.10	100	1996	1996	3	20	579	

LAND DESCRIPTION

TOTAL OB/XF 579

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	1.16	AC		1.00	1.00	1.00	45,000.00	45,000.00	52,200							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.16 Total Land Value: 52,200 Market: 0 Agricultural: 0 Common: 52,200 PRINTED 07/30/2025 BY SYS