LOT 10 (IN SEC 39)
IN OR 1585/1669 R407755
MULBERRY LANDING 3 PB 5/42

HARRIS CARL E II/HARRIS COLIN WADE
PO BOX 523
HILLIARD, FL 32046-0523

2025

38-3N-23-2073-0010-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	01	FLAT 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	02	WINDOW 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1.5 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	03	Quality Level 03

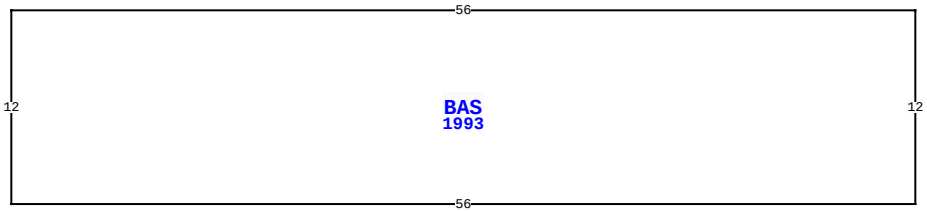
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	672	100	1993	672	14,451
TOTALS	672			672	14,451

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	672	89.6000	71.68	48,169	1968	1968	0	0	0	70.00	30.00

1 M/H 93- – 100% - 0 Heated Area: 672 HX Base Yr 1990



30704 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		14,451
TOTAL MARKET OB/XF VALUE		5,199
TOTAL LAND VALUE - MARKET		60,300
TOTAL MARKET VALUE		79,950
SOH/AGL Deduction		53,385
ASSESSED VALUE		26,565
TOTAL EXEMPTION VALUE	HX HB DX	26,565
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		79,950
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		58,591

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B0515262	GARAGE	10,380	05/01/2005

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1585/1669	9/19/2008	QC	Q	I	01	100
GRANTOR: HARRIS CARL E II						
GRANTEE: HARRIS COLIN W & CA						
0420/0539	5/01/1984	WD	Q	V		6,800
GRANTOR:						
GRANTEE:						

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	1242	WD DECK A	0	100	12	8	96.00	SF	10.00	10.00	100	1987	1987	3	20	192	
2	0510	GARAGE WD-	0	100	0	0	368.00	SF	35.00	35.00	100	2005	2005	3	36	4,637	
3	0754	FOP	0	100	0	0	112.00	SF	15.00	15.00	100	2005	2005	3	22	370	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S12 E56 N12$.

LAND DESCRIPTION

TOTAL OB/XF 5,199

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	1.34	AC		1.00	1.00	1.00	45,000.00	45,000.00	60,300							

REVIEW DATE 01/14/2021 BY WWA Total Acres: 1.34 Total Land Value: 60,300 Market: 0 Agricultural: 0 Common: 60,300 PRINTED 07/30/2025 BY SYS