LOTS 2 & 3
MULBERRY LANDING 3 PB 5/42 &
PT OF LOTS 5 & 6

SMITH JOSEPH B & JENNIFER A
31010 CR 121
HILLIARD, FL 32046

2025

38-3N-23-2080-0005-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

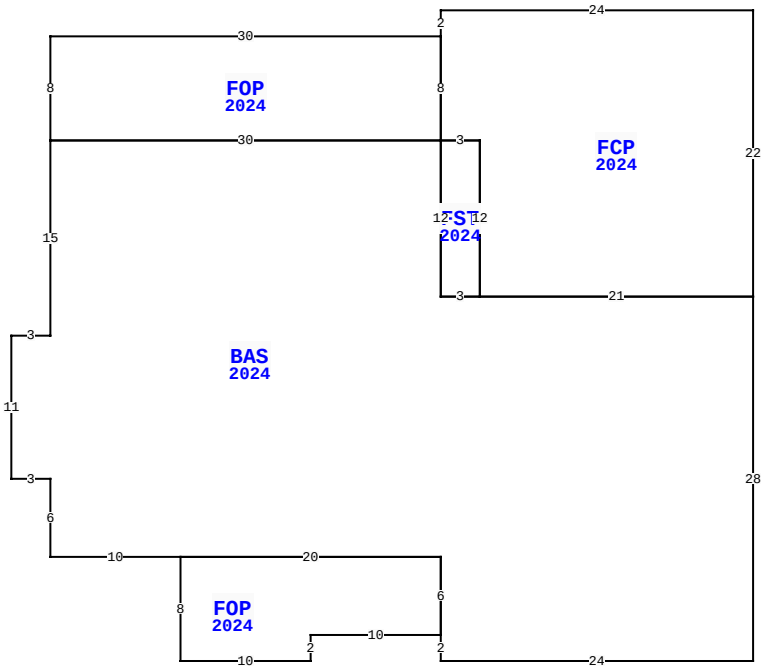
ELEMENT	CD	CONSTRUCTION
Exterior Wall	31	HARDIE BRD 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 100
Interior Floo	01	NONE 0
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,665	100	2024	1,665	241,225
FCP	492	25	2024	123	17,820
FOP	140	30	2024	42	6,085
FOP	240	30	2024	72	10,431
FST	36	55	2024	20	2,898
TOTALS	2,573			1,922	278,459

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0900	01	1,922	109.7600	144.88	278,459	2023	2023	0	0	0	0.00	100.00

2 SNGL FAM – 100% - 2024 Heated Area: 1665 HX Base Yr 2024



31010 CR 121, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/09/2025 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		278,459
TOTAL MARKET OB/XF VALUE		14,312
TOTAL LAND VALUE - MARKET		120,000
TOTAL MARKET VALUE		412,771
SOH/AGL Deduction		72,319
ASSESSED VALUE		340,452
TOTAL EXEMPTION VALUE	HX HB	50,722
BASE TAXABLE VALUE		289,730
TOTAL JUST VALUE		412,771
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		378,399

PERMIT NUM	DESCRIPTION	AMT	ISSUED
230009489	CO ISSUED		07/25/2023
22015776	NEW CONSTR	325,617	10/20/2022
22004324	CARPORT	38,802	03/18/2022
21015601	DEMOLITION	0	11/10/2021

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2603/0386	11/09/2022	WD	U	V	11	100
GRANTOR: OWENS TINA RENEE						
GRANTEE: SMITH JOSEPH BENHAM						
2414/1112	1/28/2020	QC	U	I	11	100
GRANTOR: OWENS TINA RENEE						
GRANTEE: SMITH JOSEPH BENJAM						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2024;ORIG=140,20] W21 W3 N12 W30 S15 W3 S11 E3 S6 E10 E20 S6 S2 E24 N28 $
FST=[YR=2024;ORIG=119,8] W3 S12 E3 N12 $
FCP=[YR=2024;ORIG=140,-2] W24 S2 S8 E3 S12 E21 N22 $
FOP=[YR=2024;ORIG=116,0] W30 S8 E30 N8 $
FOP=[YR=2024;ORIG=116,40] W20 S8 E10 N2 E10 N6 $
.

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	0680	POLE SHED	0	100	36	36	1,296.00	SF	10.00	10.00	100	2024	2022		95	12,312	
2	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	2024	2023		100	2,000	

LAND DESCRIPTION

TOTAL OB/XF 14,312

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		OR	0.00	0.00	4.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	120,000							

REVIEW DATE 08/09/2023 BY WW Total Acres: 4.00 Total Land Value: 120,000 Market: 0 Agricultural: 0 Common: 120,000 PRINTED 07/30/2025 BY SYS