LOTS 4 5 & 6
MULBERRY LANDING 4 PB 5/53

BECK BRIAN LEE & TAYLOR KARST
30464 CR 121
HILLIARD, FL 32046

2025

39-3N-23-2074-0004-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

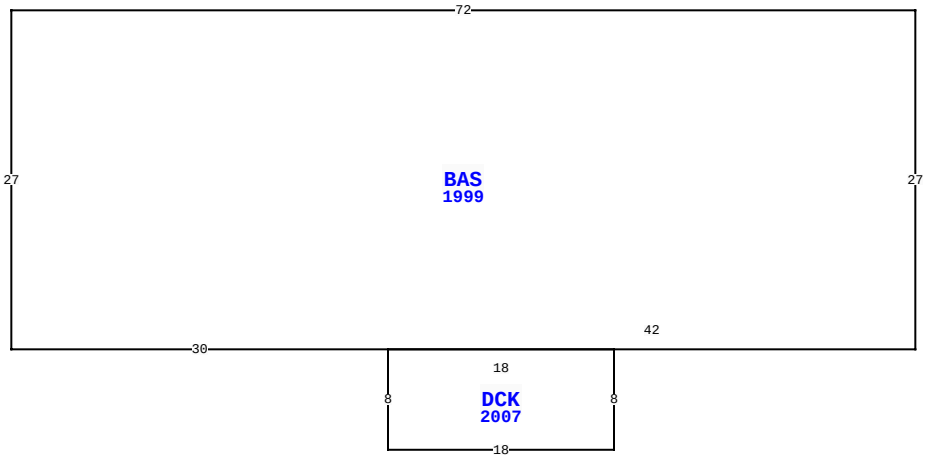
ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	01	Quality Level 01
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	1,944	100	1999	1,944	33,911
DCK	144	15	2007	22	384
TOTALS	2,088			1,966	34,295

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	PD	NORM	% COND
0800	02	1,966	58.6300	49.84	97,985	1999	1999	0	0	35	58.00	35.00

2 M/H 94+ – 100% - 2024 Heated Area: 1944 HX Base Yr 2024



30464 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		34,295
TOTAL MARKET OB/XF VALUE		2,835
TOTAL LAND VALUE - MARKET		90,000
TOTAL MARKET VALUE		127,130
SOH/AGL Deduction		65,649
ASSESSED VALUE		61,481
TOTAL EXEMPTION VALUE	HX HB	36,481
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		127,130
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		108,161

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH992631	MH MOVE-ON	0	01/04/1999
MH971767	MH MOVE-ON	0	05/01/1997

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2685/806	12/15/2023	WD	Q	I	01	135,000
GRANTOR: NEELY RUSSELL LANCE						
GRANTEE: BECK BRIAN LEE & TA						
2664/1806	8/29/2023	FJ	U	I	11	0
GRANTOR: NEELY LOWELL R SR EST						
GRANTEE: NEELY RUSSELL LANCE						

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	1999	1999	3	81	2,835	

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1999] W72 S27 E30DCK=[YR=2007] S8 E18N8W18$E42 N27$.

LAND DESCRIPTION

TOTAL OB/XF 2,835

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	3.00	AC		1.00	1.00	1.00	30,000.00	30,000.00	90,000							

REVIEW DATE 03/12/2024 BY WWA Total Acres: 3.00 Total Land Value: 90,000 Market: 0 Agricultural: 0 Common: 90,000 PRINTED 07/30/2025 BY SYS