LOT 7 MULBERRY LANDING 4
PB 5/53 & PT OF LOTS 33 & 34
SUB SECTIONS 38 & 39 PB 0/14

HUFFSTUTTLER BILLY R & PAMELA
30456 CR 121
HILLIARD, FL 32046

2025

39-3N-23-2074-0007-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	15	CONC BLOCK 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	06	CUST PANEL 100
Interior Floo	07	CORK/VTILE 100
Air Condition	02	WINDOW 100
Heating Type	03	FORCED AIR 100
Bedrooms		2 100
Bathrooms		1 100
Frame	03	MASONRY 100
Stories	1.	1. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

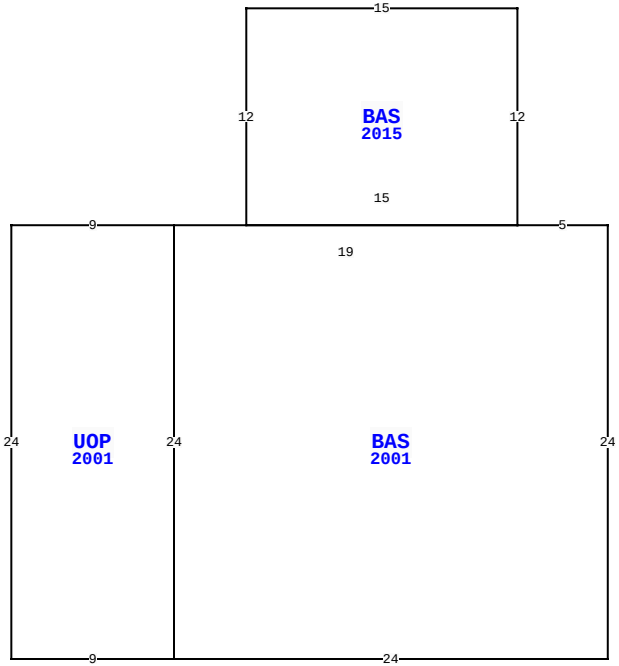
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	576	100	2001	576	55,469
BAS	180	100	2015	180	17,334
UOP	216	20	2001	43	4,141
TOTALS	972			799	76,944

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	799	107.0000	107.00	85,493	2001	2004	0	0	0	10.00	90.00

1 SINGLE FAM – 0% - 0 Heated Area: 756 HX Base Yr



30456 CR 121, HILLIARD

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

NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	76,944
TOTAL MARKET OB/XF VALUE	2,230
TOTAL LAND VALUE - MARKET	67,500
TOTAL MARKET VALUE	146,674
SOH/AGL Deduction	24,947
ASSESSED VALUE	121,727
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	121,727
TOTAL JUST VALUE	146,674
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	120,857

PERMIT NUM	DESCRIPTION	AMT	ISSUED
P014587	NEW CONSTR	0	03/01/2001
B007795	NEW CONSTR	24,192	12/01/2000
MHU95977	MH MOVE-ON	0	07/01/1995
94809	XFOB	1,920	02/01/1994

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2238/0015	11/09/2018	WD	Q	I	01	80,000
GRANTOR: SHARPE SHEILA R						
GRANTEE: HUFFSTUTTLER BILLY						
2168/0059	12/29/2017	WD	Q	I	01	75,000
GRANTOR: BALFOUR KEVIN J						
GRANTEE: SHARPE SHEILA R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2001] W5 BAS=[YR=2015] N12 W15 S12 E15$ W19
UOP=[YR=2001] W9 S24 E9 N24 $ S24 E24 N24 $.

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	0350	CARPORT WD	0	0	0	0	540.00	SF	7.80	7.80	100	1995	1995	3	20	842	
2	0820	WOOD WALK	0	0	16	3	48.00	SF	11.75	11.75	100	2005	2005	3	40	226	
3	1242	WD DECK A	0	0	12	12	144.00	SF	6.00	6.00	100	2005	2005	3	22	190	
4	0681	POLE SHED	0	0	20	9	180.00	SF	15.00	15.00	100	2005	2005	3	36	972	

LAND DESCRIPTION

TOTAL OB/XF 2,230

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	1.50	AC		1.00	1.00	1.00	45,000.00	45,000.00	67,500							

REVIEW DATE 05/12/2019 BY KBA Total Acres: 1.50 Total Land Value: 67,500 Market: 0 Agricultural: 0 Common: 67,500 PRINTED 07/30/2025 BY SYS