PT OF LOT 40
IN OR 1637/1305
EX 40-5

SMITH DEANNA M
37076 MUNDEE PLACE
HILLIARD, FL 32046

2026

10-3N-24-2320-0040-0020

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 100
Interior Wall	04	PLYWOOD 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	01	NONE 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

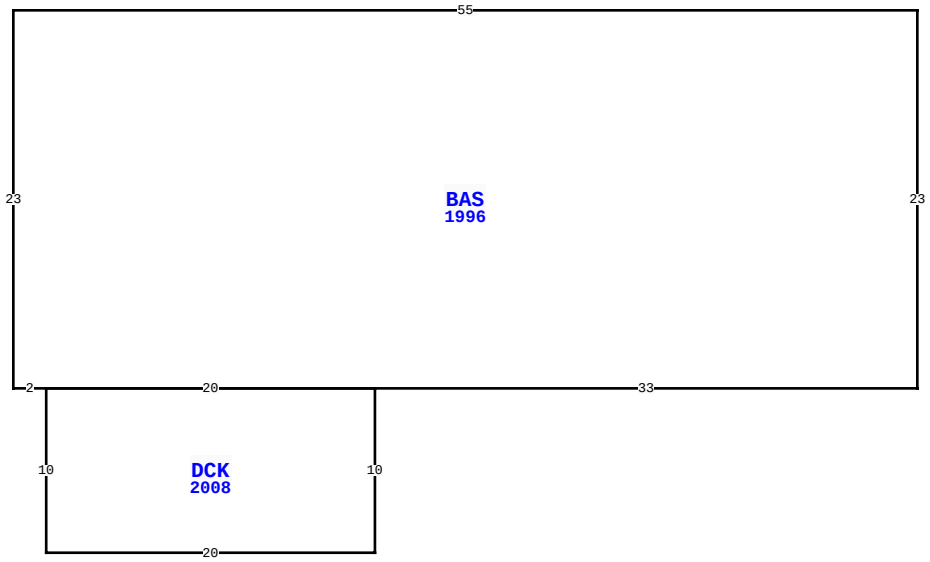
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,265	100	1996	1,265	29,032
DCK	200	15	2008	30	689
TOTALS	1,465			1,295	29,720

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,295	90.0000	76.50	99,068	1979	1979	0	0	0	70.00	30.00

1 M/H 93- 100% - 2010 Heated Area: 1265 HX Base Yr 2010



37076 MUNDEE PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		95,340
TOTAL MARKET OB/XF VALUE		1,822
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		181,162
SOH/AGL Deduction		99,656
ASSESSED VALUE		81,506
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		25,095
TOTAL JUST VALUE		181,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
C095225	CO ISSUED	0	10/26/2009
M0914857	H/AC	0	10/01/2009
P0913962	OTHER	0	10/01/2009
MH003139	MH MOVE-ON	0	06/01/2000
MH992821	MH MOVE-ON	0	08/01/1999
8865	MH MOVE-ON	0	04/08/1992

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
1637/1305	8/28/2009	WD	U	I	30	100
GRANTOR: MOODY DARRELL R						
GRANTEE: SMITH BRANDON K & D						
1369/0577	11/23/2005	WD	Q	I	06	33,000
GRANTOR: SMITH HERMAN W & VIRG						
GRANTEE: MOODY DARREL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1996;ORIG=0,0] W55 S23 E2 E20 E33 N23 $
DCK=[YR=2008;ORIG=-53,23] S10 E20 N10 W20 $
.

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
2	0351	CARPORT MT	0	100	40	24	960.00	SF	6.70	6.70	100	2001	2001	3	20	1,286	
3	0351	CARPORT MT	0	100	20	20	400.00	SF	6.70	6.70	100	2003	2003	3	20	536	

LAND DESCRIPTION

TOTAL OB/XF 1,822

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	0006	OR	0.00	0.00	3.00	AC		1.00	1.00	1.00	28,000.00	28,000.00	84,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS

PT OF LOT 40
IN OR 1637/1305
EX 40-5

SMITH DEANNA M
37076 MUNDEE PLACE
HILLIARD, FL 32046

2026

10-3N-24-2320-0040-0020

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 70
Interior Floo	08	SHT VINYL 30
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		2 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

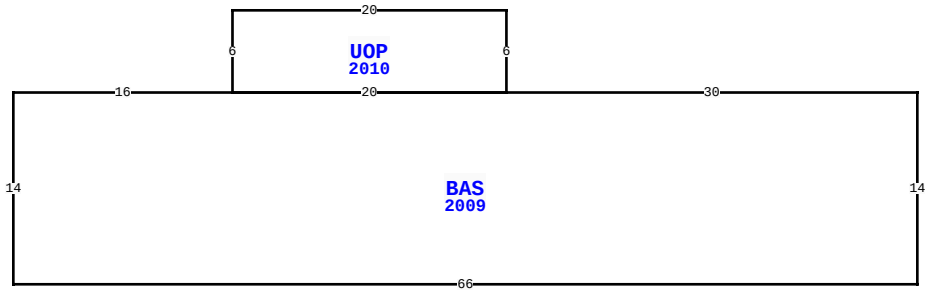
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	2009	924	63,556
UOP	120	25	2010	30	2,063
TOTALS	1,044			954	65,620

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	954	127.3800	114.64	109,367	2009	2009	0	0	0	40.00	60.00

3 M/H 94+ 100% - 2010 Heated Area: 924 HX Base Yr 2010



37076 MUNDEE PL, HILLIARD

BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		95,340
TOTAL MARKET OB/XF VALUE		1,822
TOTAL LAND VALUE - MARKET		84,000
TOTAL MARKET VALUE		181,162
SOH/AGL Deduction		99,656
ASSESSED VALUE		81,506
TOTAL EXEMPTION VALUE	HX HB WX	56,411
BASE TAXABLE VALUE		25,095
TOTAL JUST VALUE		181,162
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		182,441

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8528	MH MOVE-ON	4,000	05/03/1991

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1637/1305	8/28/2009	WD	U	I	30	100
GRANTOR: MOODY DARRELL R						
GRANTEE: SMITH BRANDON K & D						
1369/0577	11/23/2005	WD	Q	I	06	33,000
GRANTOR: SMITH HERMAN W & VIRG						
GRANTEE: MOODY DARREL R						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2009;ORIG=0,0] W30 W20 W16 S14 E66 N14 $
UOP=[YR=2010;ORIG=-50,-6] E20 S6 W20 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

LAND DESCRIPTION

TOTAL OB/XF 0

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

REVIEW DATE 01/01/2023 BY CD Total Acres: 3.00 Total Land Value: 84,000 Market: 0 Agricultural: 0 Common: 84,000 PRINTED 07/09/2026 BY SYS