IN OR 2693/1232
EX R/W OR 408/66

WILLIAMS SAMANTHA LEA/TYSON JACK WESLEY
10914 MULBERRY LANDING ANNEX
HILLIARD, FL 32046

**2026**

**37-3N-23-0000-0001-0350**

## 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 | 08 | SHT VINYL 70 |
| Interior Floo | 14 | CARPET 30 |
| 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 | 0200 | MOBILE HOME |

MAP NUM | MKT AREA 09

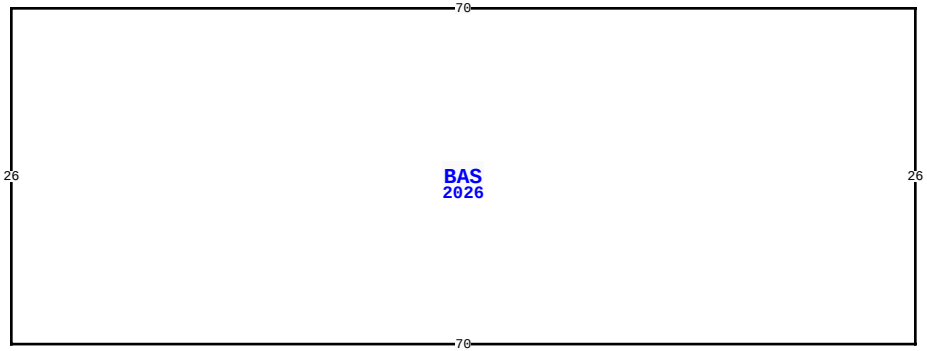
NEIGHBORHOOD/LOC 9001.00

| AREA TYPE | TOTAL GROSS AREA | PCT OF BASE | YEAR | TOT ADJ AREA | SUBAREA MARKET VALUE |
|---|---|---|---|---|---|
| BAS | 1,820 | 100 | 2026 | 1,820 | 186,811 |
| TOTALS | 1,820 | | | 1,820 | 186,811 |

## MARKET ADJUSTMENTS

| TYPE | MDL | EFF. AREA | TOT ADJ PTS | EFF. BASE RATE | REPL. COST NEW | AYB | EYB | ECON | FNCT | | NORM | % COND |
|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 0800 | 02 | 1,820 | 115.2000 | 103.68 | 188,698 | 2024 | 2024 | 0 | 0 | 0 | 1.00 | 99.00 |

1 M/H 94+ 0% - 2026 Heated Area: 1820 HX Base Yr




10914 MULBERRY LANDING ANX, HILLIARD

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

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|

## NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

| | |
|---|---|
| VALUATION BY | STANDARD |
| Tax Group: 4 | Tax Dist: |
| BUILDING MARKET VALUE | 186,811 |
| TOTAL MARKET OB/XF VALUE | 0 |
| TOTAL LAND VALUE - MARKET | 119,280 |
| TOTAL MARKET VALUE | 306,091 |
| SOH/AGL Deduction | 0 |
| ASSESSED VALUE | 306,091 |
| TOTAL EXEMPTION VALUE | 0 |
| BASE TAXABLE VALUE | 306,091 |
| TOTAL JUST VALUE | 306,091 |
| NCON VALUE | 186,811 |
| INCOME VALUE | |
| PREVIOUS YEAR MKT VALUE | 123,260 |

| PERMIT NUM | DESCRIPTION | AMT | ISSUED |
|---|---|---|---|
| CO250009442 | | | 08/21/2025 |
| MH250005432 | MANU REPL | 0 | 05/20/2025 |
| 2584 | OTHER | 2,700 | 06/01/1988 |

## SALES DATA

| OFF RECORD Number | DATE | TYPE INST | Q / U | V / I | RSN CD | SALE PRICE |
|---|---|---|---|---|---|---|
| 2693/1232 | 1/25/2024 | WD | U | I | 19 | 70,000 |
| GRANTOR: PETREY WARD LEON AS P | | | | | | |
| GRANTEE: WILLIAMS SAMANTHA L | | | | | | |
| 0845/0105 | 8/17/1998 | QC | Q | I | 06 | 100 |
| GRANTOR: OSBORNE ROSCOE B | | | | | | |
| GRANTEE: OSBORNE ROSCOE & MA | | | | | | |

## BUILDING NOTES

## BUILDING DIMENSIONS

BAS=[YR=2026;ORIG=30,10] E70 S26 W70 N26 $
.

## 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 |
|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|---|
| 1 | 000100 | C | RES | 0 | 0005 | OR | 0.00 | 0.00 | 5.68 | AC | | 1.00 | 1.00 | 1.00 | 21,000.00 | 21,000.00 | 119,280 | | | | | | | |

REVIEW DATE 01/01/2023 BY CD Total Acres: 5.68 Total Land Value: 119,280 Market: 0 Agricultural: 0 Common: 119,280 PRINTED 07/09/2026 BY SYS