

LOT 6
IN OR 1864/1631
MULBERRY LANDING 1 PB 4/37

PHIPPS CHARLENE/SMITH CHARLES E JR
241610 CR 121
HILLIARD, FL 32046

2026

37-3N-23-2070-0006-0000



BUILDING CHARACTERISTICS		
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	08	SHT VINYL 50
Interior Floo	14	CARPET 50
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories		1. 1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
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	1,464	100	1993	1,464	135,747
FOP	126	30	1993	38	3,523
TOTALS	1,590			1,502	139,271

EXTRA FEATURES									
L N	OB/XF CODE	DESCRIPTION	BLD CAP	L	W	UNITS	UT	Adj R	NOTES
1	0510	GARAGE WD-	0	0	14	24			
3	0510	GARAGE WD-	0	0	22	12			

LAND DESCRIPTION									
L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	NOTES
1	000100	C	RES	0	0006	OR	0.00	0.00	

MARKET ADJUSTMENTS												
TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT	NORM	% COND	
0100	01	1,502	106.0800	111.38	167,293	1982	1987	0	0	0	16.75	83.25
1 SINGLE FAM 0% - 0 Heated Area: 1464 HX Base Yr												
1396 MULBERRY LANDING RD, HILLIARD												

TOTAL OB/XF												
4,377												

NASSAU COUNTY PROPERTY			
VALUATION SUMMARY			PAGE 1 of 1
VALUATION BY			STANDARD
Tax Group: 4			Tax Dist:
BUILDING MARKET VALUE			139,271
TOTAL MARKET OB/XF VALUE			4,377
TOTAL LAND VALUE - MARKET			48,000
TOTAL MARKET VALUE			191,648
SOH/AGL Deduction			24,290
ASSESSED VALUE			167,358
TOTAL EXEMPTION VALUE			0
BASE TAXABLE VALUE			167,358
TOTAL JUST VALUE			191,648
NCON VALUE			0
INCOME VALUE			
PREVIOUS YEAR MKT VALUE			192,369

PERMIT NUM	DESCRIPTION	AMT	ISSUED
21009909	VINYL SIDING	8,726	07/27/2021
7527	REPAIR/RRF	1,000	09/13/1991
6321	REMODEL	5,500	02/28/1990
4603	NEW CONSTR	5,712	01/15/1988

SALES DATA							
OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE	
1864/1631	6/27/2013	WD	U	I	11	100	
GRANTOR: SMITH EVA MAE							
GRANTEE: PHIPPS CHARLENE & C							
1681/0666	5/28/2010	WD	U	I	12	38,900	
GRANTOR: DEUTSCHE BANK NATIONA							
GRANTEE: SMITH EVA MAE							

BUILDING NOTES									
----------------	--	--	--	--	--	--	--	--	--

BUILDING DIMENSIONS									
BAS=[YR=1993] W11N10 W19 S10 W19 S26 E14 FOP=[YR=1993] S6 E21 N6 W21\$ E35 N26\$.									