LOT N 51.51 FT OF LOT 7 &
ALL OF LOT 8 PT OF OR 406/702
MULLBERY LANDING 1 PB 4/37

MCCULLOUGH JOHN T & DEBRA L
29779 DEERBACK COURT
HILLIARD, FL 32046

2026

37-3N-23-2070-0007-0010

NASSAU COUNTY PROPERTY

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	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		5 100
Bathrooms		3 100
Frame	02	WOOD FRAME 100
Stories	2.	2. 100
Units		0 100
Occupancy	00	NONE 100
Quality	03	Quality Level 03

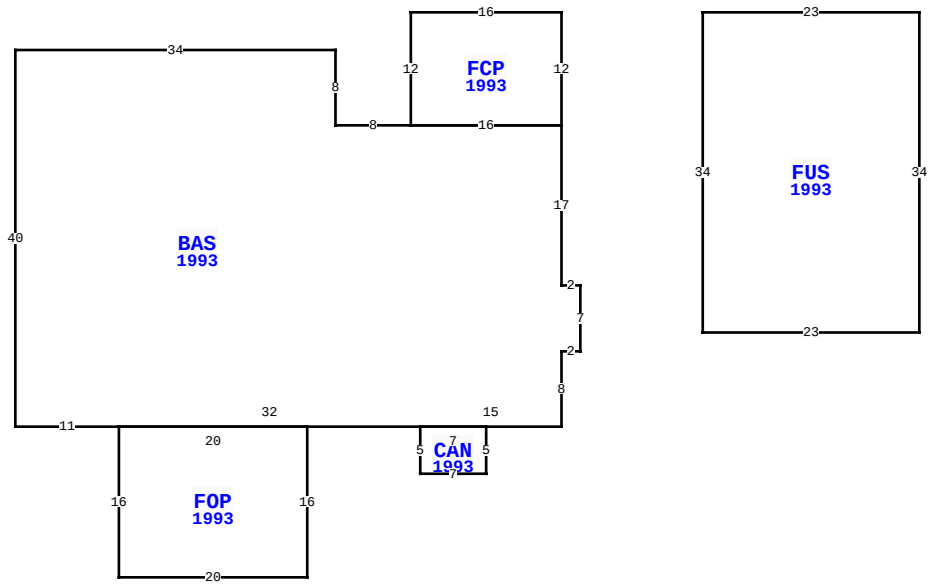
DOR CODE 0100 SINGLE FAMILY
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,142	100	1993	2,142	182,601
CAN	35	30	1993	10	852
FCP	192	25	1993	48	4,092
FOP	320	30	1993	96	8,183
FUS	782	100	1993	782	66,664
TOTALS	3,471			3,078	262,393

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	3,078	97.5200	102.40	315,187	1987	1987	0	0	0	16.75	83.25

1 SINGLE FAM 100% - 0 Heated Area: 2924 HX Base Yr



29779 DEERBACK CT, 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		262,393
TOTAL MARKET OB/XF VALUE		9,791
TOTAL LAND VALUE - MARKET		85,000
TOTAL MARKET VALUE		357,184
SOH/AGL Deduction		189,693
ASSESSED VALUE		167,491
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		116,080
TOTAL JUST VALUE		357,184
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		348,162

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B1633444	CARPORT	13,838	11/01/2016
R002659	REPAIR/RRF	0	08/01/2000

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE

BUILDING NOTES

BUILDING DIMENSIONS

FCP=[YR=1993] W16 S12 BAS=[YR=1993] W8 N8 W34 S40 E11 FOP=[YR=1993] S16 E20 N16 W20$ E32 CAN=[YR=1993] S5 E7 N5 W7$ E15 N8 E2 N7 W2 N17 W16$ E16 N12$ PTR=E15 FUS=[YR=1993] E23 S34 W23 N34$ W15$.

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	1987	1987	3	58	2,030	
2	0940	SHEDS/PORT	0	100	14	24	336.00	SF	30.00	30.00	100	1975	1975	3	20	2,016	
3	0751	UOP	0	100	20	24	480.00	SF	10.00	10.00	100	1975	1975	3	20	960	
4	0510	GARAGE WD-	0	100	0	0	464.00	SF	35.00	35.00	100	2001	2001	3	27	4,385	
5	1242	WD DECK A	0	100	0	0	200.00	SF	10.00	10.00	100	2002	2002	3	20	400	

LAND DESCRIPTION

TOTAL OB/XF 9,791

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	0005	OR	0.00	0.00	2.50	AC		1.00	1.00	1.00	34,000.00	34,000.00	85,000							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.50 Total Land Value: 85,000 Market: 0 Agricultural: 0 Common: 85,000 PRINTED 07/09/2026 BY SYS