LOTS 19 & 20
MULBERRY LANDING #1 PB 4/37

EDWARDS DEBORAH S
1239 MULBERRY LANDING ROAD
HILLIARD, FL 32046

2026

37-3N-23-2070-0019-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	01	MINIMUM 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		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

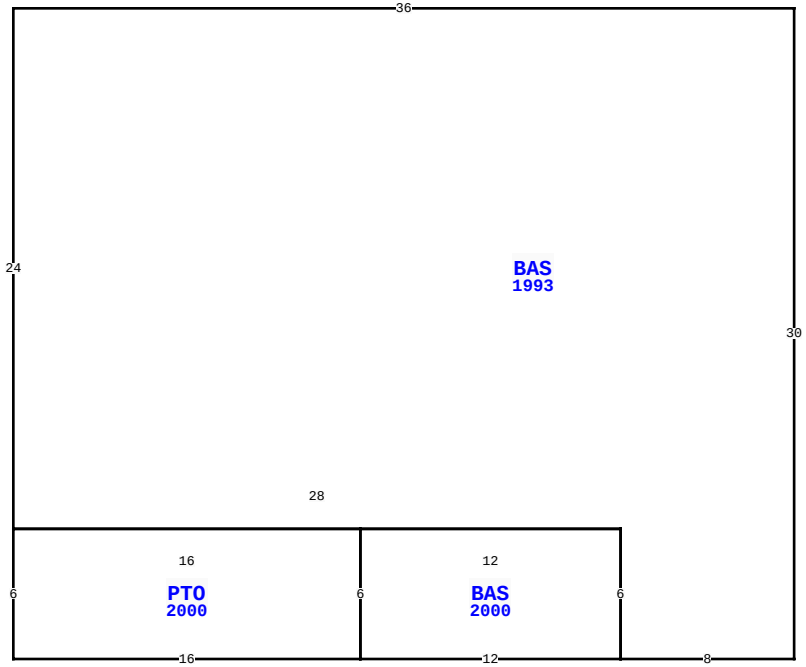
DOR CODE	0100	SINGLE FAMILY	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	912	100	1993	912	90,712
BAS	72	100	2000	72	7,161
PTO	96	5	2000	5	497
TOTALS	1,080			989	98,372

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0100	01	989	114.4800	120.20	118,878	1985	1985	0	0	0	17.25	82.75

1 SINGLE FAM 100% - 0 Heated Area: 984 HX Base Yr 1987



1239 MULBERRY LANDING RD, 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		98,372
TOTAL MARKET OB/XF VALUE		1,515
TOTAL LAND VALUE - MARKET		82,800
TOTAL MARKET VALUE		182,687
SOH/AGL Deduction		120,467
ASSESSED VALUE		62,220
TOTAL EXEMPTION VALUE	HX HB	37,220
BASE TAXABLE VALUE		25,000
TOTAL JUST VALUE		182,687
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		190,740

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B22501	PRE-FAB SHED 192	7,700	05/01/2009

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2763/1045	11/18/2024	QC	U	I	11	100
GRANTOR: EDWARDS KIP						
GRANTEE: EDWARDS DEBORAH S						
0344/0028	8/25/1981	WD	Q	V		3,900
GRANTOR: WILLIS LYNWOOD G & JA						
GRANTEE: EDWARDS KIP & DEBOR						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W36 S24 PTO=[YR=2000] S6 E16 BAS=[YR=2000] E12 N6 W12 S6$ N6 W16$ E28 S6 E8 N30$.

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	1242	WD DECK A	0	100	10	8	80.00	SF	10.00	10.00	100	2009	2009	3	31	248	
2	0681	POLE SHED	0	100	16	11	176.00	SF	15.00	15.00	100	2009	2009	3	48	1,267	

LAND DESCRIPTION

TOTAL OB/XF 1,515

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	1.04	AC		1.00	1.00	1.00	40,000.00	40,000.00	41,600							
2	000100	C	RES	100	0006	OR	0.00	0.00	1.03	AC		1.00	1.00	1.00	40,000.00	40,000.00	41,200							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.07 Total Land Value: 82,800 Market: 0 Agricultural: 0 Common: 82,800 PRINTED 07/09/2026 BY SYS