LOT 35
MULBERRY LANDING #1 PB 4/37

BAHL ALEC S
805 MULBERRY LANDING ROAD
HILLIARD, FL 32046-5173

2026

37-3N-23-2070-0035-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION

DOR CODE	0000	VACANT	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
TOTALS					

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND

870 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	0
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	80,600
TOTAL MARKET VALUE	80,600
SOH/AGL Deduction	0
ASSESSED VALUE	80,600
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	80,600
TOTAL JUST VALUE	80,600
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	82,900

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2637/1129	5/05/2023	QC	U	V	11	100
GRANTOR: BAHL JOANNE						
GRANTEE: BAHL ALEC S						
2058/1529	9/17/2014	QC	U	V	11	100
GRANTOR: BAHL MICHAEL S JR & N						
GRANTEE: BAHL JOANNE						

BUILDING NOTES

BUILDING DIMENSIONS

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
1	000100	C	RES	0	0005	OR	0.00	0.00	2.00	AC		1.00	1.00	1.15	34,000.00	39,100.00	78,200							
2	009605	C	WETLANDS	0	0005	OR	0.00	0.00	2.40	AC		1.00	1.00	1.00	1,000.00	1,000.00	2,400							

REVIEW DATE 05/12/2026 BY MLU Total Acres: 4.40 Total Land Value: 80,600 Market: 0 Agricultural: 0 Common: 80,600 PRINTED 07/09/2026 BY SYS