LOTS 47 & 48
MULBERRY LANDING #1 PB 4/37

OSTROSKI- WYERS TRUST/OSTROSKI DIANE M TRUSTEE
992 N MULBERRY LANDING RD
HILLIARD, FL 32046

2026

37-3N-23-2070-0047-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	13	LVT/LAMNT 80
Interior Floo	14	CARPET 20
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	04	Quality Level 04

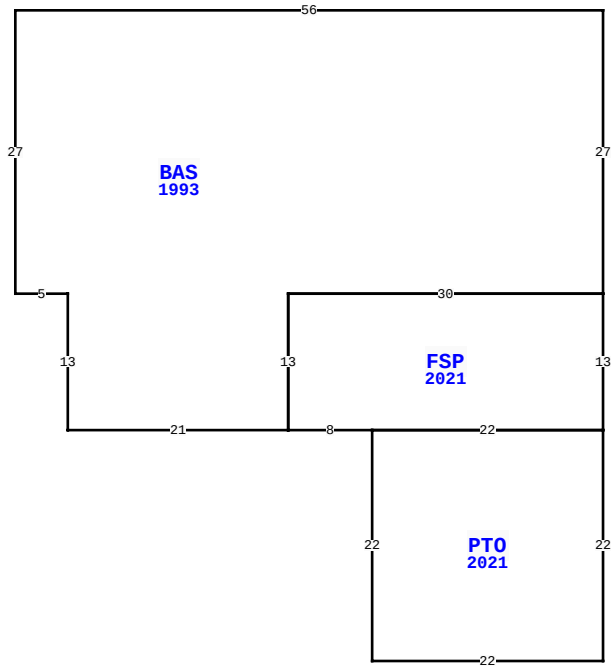
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,785	100	1993	1,785	126,651
FSP	390	60	2021	234	16,603
PTO	484	5	2021	24	1,703
TOTALS	2,659			2,043	144,957

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	2,043	134.6400	114.44	233,801	1990	2010	0	0	0	38.00	62.00

1 M/H 93- 100% - 2025 Heated Area: 1785 HX Base Yr 2025



992 N 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		152,745
TOTAL MARKET OB/XF VALUE		8,000
TOTAL LAND VALUE - MARKET		70,380
TOTAL MARKET VALUE		231,125
SOH/AGL Deduction		81,244
ASSESSED VALUE		149,881
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		98,470
TOTAL JUST VALUE		231,125
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		229,411

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B029645	XFOB	2,170	05/01/2002
R024092	XFOB	1,070	05/01/2002
MH982080	MH MOVE-ON	0	02/01/1998
8141	MH MOVE-ON	40,000	04/19/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2823/1679	10/20/2025	WD	U	I	11	100
GRANTOR: OSTROSKI DIANE M						
GRANTEE: OSTROSKI- WYERS TRU						
2696/1368	2/20/2024	WD	Q	I	02	263,000
GRANTOR: PARISH CHRISTOPHER T						
GRANTEE: OSTROSKI DIANE M						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W56 S27 E5 S13 E21 FSP=[YR=2021] E8
PTO=[YR=2021] S22 E22 N22 W22$ E22 N13 W30 S13$ N13 E30 N27$.

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	1990	1990	3	64	2,240	
2	0681	POLE SHED	0	100	40	20	800.00	SF	15.00	15.00	100	2009	2009	3	48	5,760	

LAND DESCRIPTION

TOTAL OB/XF 8,000

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	2.07	AC		1.00	1.00	1.00	34,000.00	34,000.00	70,380							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.07 Total Land Value: 70,380 Market: 0 Agricultural: 0 Common: 70,380 PRINTED 07/09/2026 BY SYS

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Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall		N/A 100
Interior Floo	03	CONC FINSH 100
Air Condition	99	N/A 100
Heating Type		N/A 100
Bedrooms		0 100
Bathrooms		0 100
Frame	05	STEEL 100
Stories	0	0 100
Units		0 100
Occupancy	00	NONE 100
Quality	06	Quality Level 06

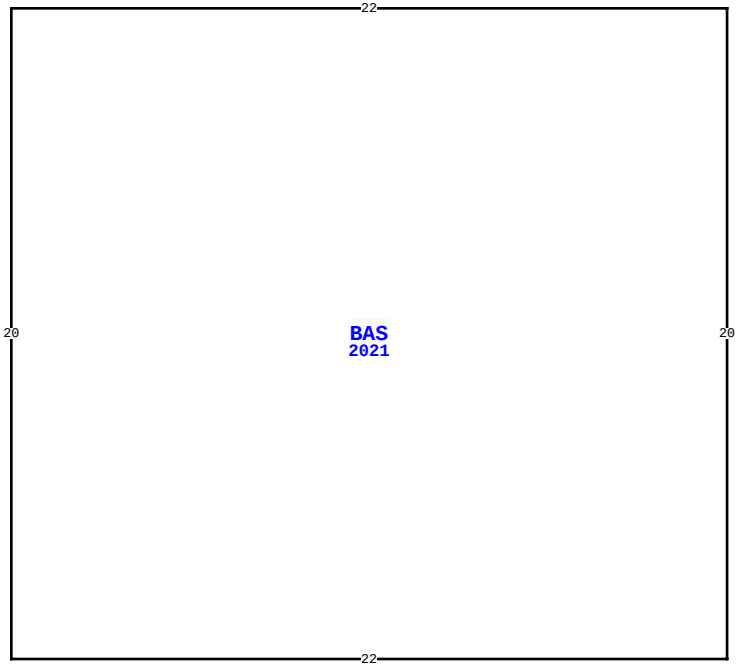
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	440	100	2021	440	7,788
TOTALS	440			440	7,788

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	440	58.1900	22.69	9,984	2009	2009	0	0	0	22.00	78.00

2 GARAGE RES 100% - 2025 Heated Area: 440 HX Base Yr 2025



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BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W22 S20 E22 N20$.

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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

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