LOT 57
MULBERRY LANDING UNIT 1
PB 4/37

HOLLEY MARCUS W & DENA C
17671 HOLLEY OAKS LN
HILLIARD, FL 32046

2026

37-3N-23-2070-0057-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	30	VINYL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 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		4 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	02	Quality Level 02

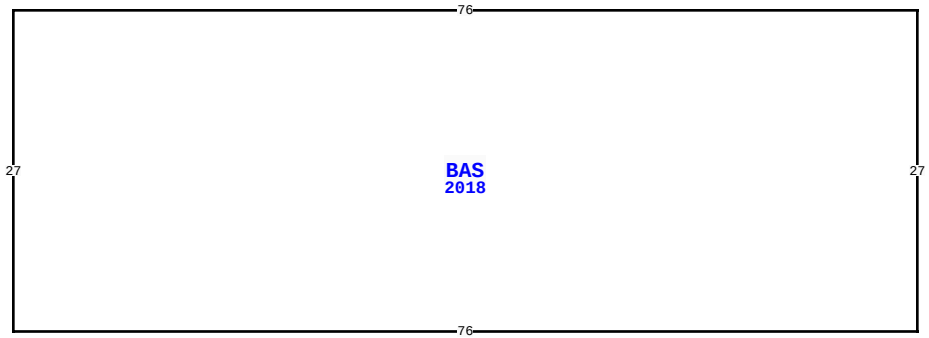
DOR CODE	0200	MOBILE HOME	
MAP NUM		MKT AREA	09
NEIGHBORHOOD/LOC	9001.00		

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,052	100	2018	2,052	120,789
TOTALS	2,052			2,052	120,789

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,052	81.7600	73.58	150,986	2017	2017	0	0	0	20.00	80.00

1 M/H 94+ 0% - 2025 Heated Area: 2052 HX Base Yr



BLD DATE		LGL DATE	
XF DATE		LAND DATE	05/12/2026 MLU
INC DATE		AG DATE	

1230 N MULBERRY LANDING RD, HILLIARD

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	120,789
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	24,720
TOTAL MARKET VALUE	145,509
SOH/AGL Deduction	0
ASSESSED VALUE	145,509
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	145,509
TOTAL JUST VALUE	145,509
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	149,032

PERMIT NUM	DESCRIPTION	AMT	ISSUED
18000620	CO ISSUED	0	01/19/2018
17006702	MH MOVE-ON	0	10/26/2017

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2715/156	5/29/2024	WD	U	I	37	130,000
GRANTOR: HOLCOMBE JUSTIN & CHA						
GRANTEE: HOLLEY MARCUS W & D						
2087/1771	11/22/2016	WD	U	V	37	3,000
GRANTOR: WILLIS LYNWOOD G & JA						
GRANTEE: PARMLEY CHANCIE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2018] W76 S27 E76 N27$.

EXTRA FEATURES

L N	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

L N	USE CODE	CLS	LAND USE DESCRIPTION	CAP	R D	LOC ZONE	FRONT	DEPTH	TOT LND UTS	UNIT TYPE	D T	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	1.03	AC		1.00	1.00	0.60	40,000.00	24,000.00	24,720							

REVIEW DATE 01/01/2023 BY CD Total Acres: 1.03 Total Land Value: 24,720 Market: 0 Agricultural: 0 Common: 24,720 PRINTED 07/09/2026 BY SYS