LOTS 64 & 65
IN OR 1430/1166
R224033 & R224034

MCCUMBERS JUNE M
29727 MULBERRY LANDING ROAD
HILLIARD, FL 32046

2026

37-3N-23-2070-0064-0000

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	04	PLYWOOD 50
Interior Wall	05	DRYWALL 50
Interior Floo	14	CARPET 100
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
BUD8 Adjustme	04	DIST 01 100
Quality	03	Quality Level 03

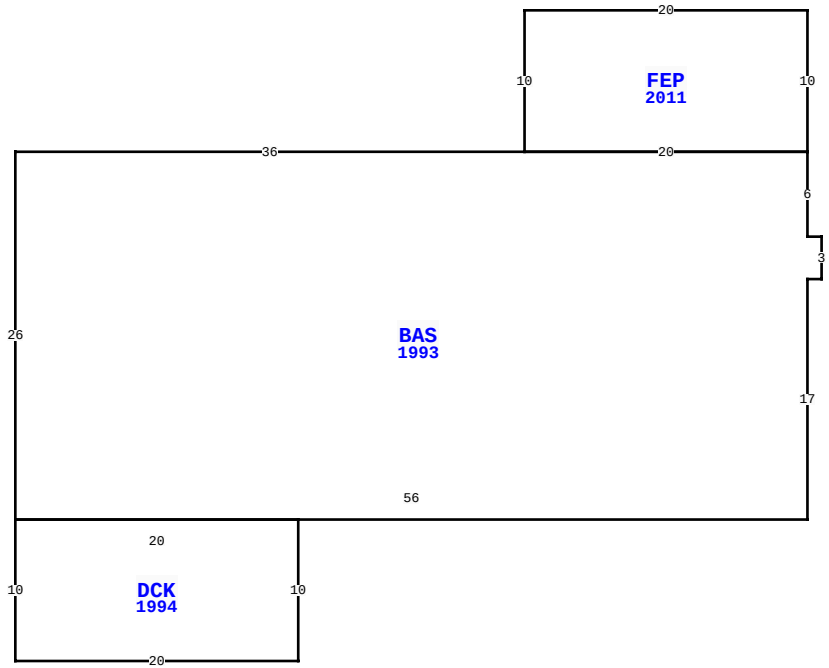
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,459	100	1993	1,459	46,134
DCK	200	15	1994	30	949
FEP	200	85	2011	170	5,375
TOTALS	1,859			1,659	52,458

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,659	124.0000	105.40	174,859	1984	1984	0	0	0	70.00	30.00

1 M/H 93- 100% - 1996 Heated Area: 1629 HX Base Yr 1996



29727 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		52,458
TOTAL MARKET OB/XF VALUE		19,601
TOTAL LAND VALUE - MARKET		81,940
TOTAL MARKET VALUE		153,999
SOH/AGL Deduction		96,494
ASSESSED VALUE		57,505
TOTAL EXEMPTION VALUE	WX HX HB SX	57,505
BASE TAXABLE VALUE		0
TOTAL JUST VALUE		153,999
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		154,706

PERMIT NUM	DESCRIPTION	AMT	ISSUED
MH013427	MH MOVE-ON	0	03/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
1430/1166	7/25/2006	WD	Q	I	01	100
GRANTOR: DAVIS JUNE M						
GRANTEE: MCCUMBERS JUNE M						
1404/1567	4/17/2006	WD	Q	I	01	100
GRANTOR: DAVIS PAUL L						
GRANTEE: DAVIS JUNE M						

BUILDING NOTES

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	0504	FP-ELECTRI	0	100	0	0	1.00	UT	2,000.00	2,000.00	100	1984	1984	3	51.5	1,030	
2	0511	GARAGE CB-	0	100	24	24	576.00	SF	40.00	40.00	100	1985	1985	3	41	9,446	
3	0510	GARAGE WD-	0	100	14	36	504.00	SF	26.95	26.95	100	1988	1988	3	20	2,717	
5	1242	WD DECK A	0	0	18	8	144.00	SF	10.00	10.00	100	2001	2001	3	20	288	
6	1242	WD DECK A	0	100	6	10	60.00	SF	10.00	10.00	100	2002	2002	3	20	120	
7	0936	SEPTC TANK	0	100	0	0	1.00	UT	6,000.00	6,000.00	100	2001	2001	3	100	6,000	

BUILDING DIMENSIONS

FEP=[YR=2011] W20 S10 BAS=[YR=1993] W36 S26 DCK=[YR=1994] S10 E20 N10 W20$ E56 N17 E1 N3 W1 N6 W20 $ E20 N10 $.

LAND DESCRIPTION

TOTAL OB/XF 19,601

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	2.41	AC		1.00	1.00	1.00	34,000.00	34,000.00	81,940							

REVIEW DATE 03/22/2024 BY WWA Total Acres: 2.41 Total Land Value: 81,940 Market: 0 Agricultural: 0 Common: 81,940 PRINTED 07/09/2026 BY SYS