LOTS 69 & 70
MULBERRY LANDING #1 PB 4/37

STROUD DEBRA S L/E/
1120 MULBERRY LANDING ROAD
HILLIARD, FL 32046

2026

37-3N-23-2070-0070-0000

NASSAU COUNTY PROPERTY

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	13	LVT/LAMNT 70
Interior Floo	14	CARPET 30
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	03	Quality Level 03

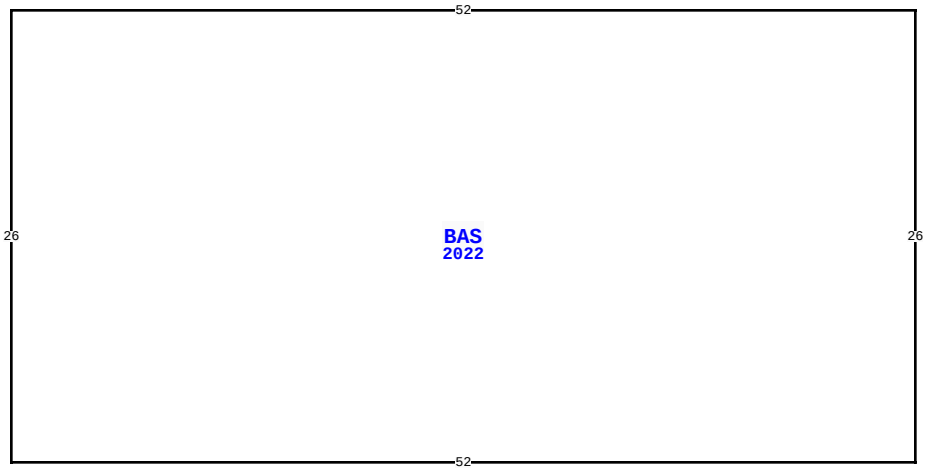
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,352	100	2022	1,352	139,041
TOTALS	1,352			1,352	139,041

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	1,352	116.6000	104.94	141,879	2023	2023	0	0	0	2.00	98.00

1 M/H 94+ 100% - 0 Heated Area: 1352 HX Base Yr 1991



NASSAU COUNTY PROPERTY — VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		176,323
TOTAL MARKET OB/XF VALUE		25,877
TOTAL LAND VALUE - MARKET		82,400
TOTAL MARKET VALUE		284,600
SOH/AGL Deduction		33,076
ASSESSED VALUE		251,524
TOTAL EXEMPTION VALUE	WX HX HB	56,411
BASE TAXABLE VALUE		195,113
TOTAL JUST VALUE		284,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED
23000395	CO ISSUED	0	01/11/2023
22011621	MH MOVE-ON	0	08/17/2022
21010904	DEMOLITION	0	08/18/2021
B1428373	GARAGE	0	02/21/2014
R992142	REPAIR/RRF	9,000	11/01/1999
4384	N/A	21,332	09/22/1987

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2810/1330	8/21/2025	LE	U	I	11	100
GRANTOR: STROUD DEBRA S						
GRANTEE: BARBER SANDRA						
2504/1191	10/12/2021	QC	U	I	11	100
GRANTOR: STROUD JOSEPH C						
GRANTEE: STROUD EDWARD L & D						

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

1120 MULBERRY LANDING RD, HILLIARD

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W52 S26 E52 N26$.

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	0511	GARAGE CB-	0	100	36	36	1,296.00	SF	40.00	40.00	100	1987	1987	3	47	24,365	
2	0681	POLE SHED	0	100	36	14	504.00	SF	15.00	15.00	100	1996	1996	3	20	1,512	

LAND DESCRIPTION

TOTAL OB/XF 25,877

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

REVIEW DATE 01/19/2024 BY WW Total Acres: 2.06 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 07/09/2026 BY SYS

LOTS 69 & 70
MULBERRY LANDING #1 PB 4/37

STROUD DEBRA S L/E/
1120 MULBERRY LANDING ROAD
HILLIARD, FL 32046

2026

37-3N-23-2070-0070-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
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

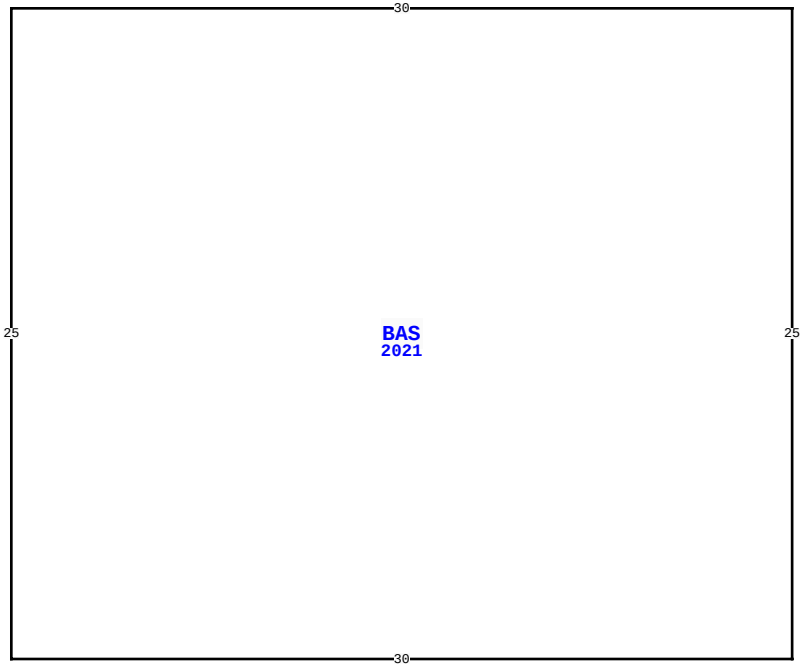
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	750	100	2021	750	14,806
TOTALS	750			750	14,806

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	750	58.1900	22.69	17,018	2014	2014	0	0	0	13.00	87.00

2 GARAGE RES 100% - 0 Heated Area: 750 HX Base Yr 1991



1120 MULBERRY LANDING RD, HILLIARD

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

VALUATION SUMMARY

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BASE TAXABLE VALUE		195,113
TOTAL JUST VALUE		284,600
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
2810/1330	8/21/2025	LE	U	I	11	100
GRANTOR: STROUD DEBRA S						
GRANTEE: BARBER SANDRA						
2504/1191	10/12/2021	QC	U	I	11	100
GRANTOR: STROUD JOSEPH C						
GRANTEE: STROUD EDWARD L & D						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2021] W30 S25 E30 N25$.

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

REVIEW DATE 01/19/2024 BY WW Total Acres: 2.06 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 07/09/2026 BY SYS

LOTS 69 & 70
MULBERRY LANDING #1 PB 4/37

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NASSAU COUNTY PROPERTY

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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

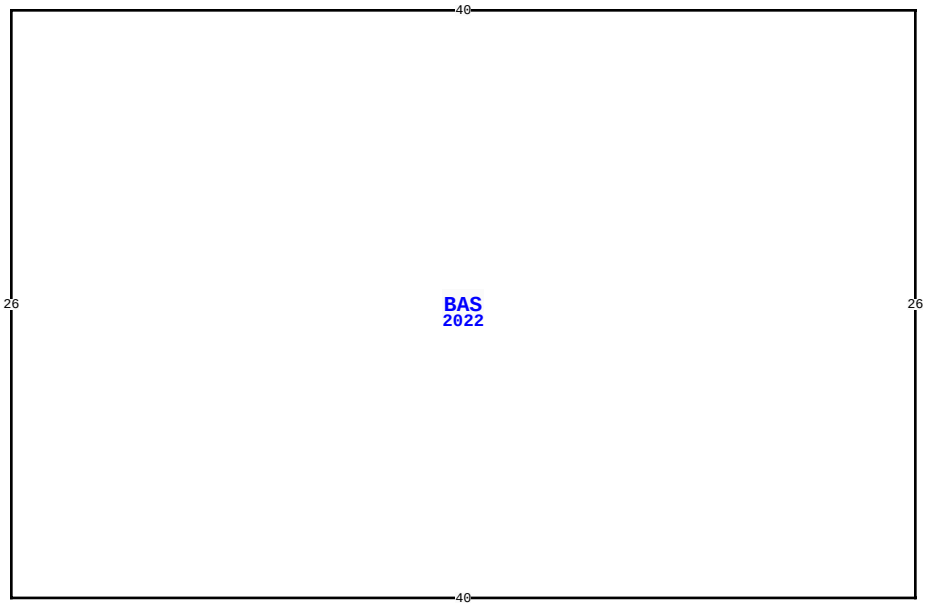
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	1,040	100	2022	1,040	22,476
TOTALS	1,040			1,040	22,476

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
6500	01	1,040	57.1320	22.28	23,171	2022	2022	0	0	0	3.00	97.00

3 GARAGE RES 100% - 2024 Heated Area: 1040 HX Base Yr 1991



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INCOME VALUE		
PREVIOUS YEAR MKT VALUE		288,675

PERMIT NUM	DESCRIPTION	AMT	ISSUED

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GRANTOR: STROUD JOSEPH C						
GRANTEE: STROUD EDWARD L & D						

1120 MULBERRY LANDING RD, HILLIARD

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

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2022] W40 S26 E40 N26$.

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

REVIEW DATE 01/19/2024 BY WW Total Acres: 2.06 Total Land Value: 82,400 Market: 0 Agricultural: 0 Common: 82,400 PRINTED 07/09/2026 BY SYS