LOT 101
1990 PROH DW/MH
MULBERRY LANDING UNIT 1

KRAMER KENNETH J EST
991 MULBERRY LANDING RD N
HILLIARD, FL 32046

2026

37-3N-23-2070-0101-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

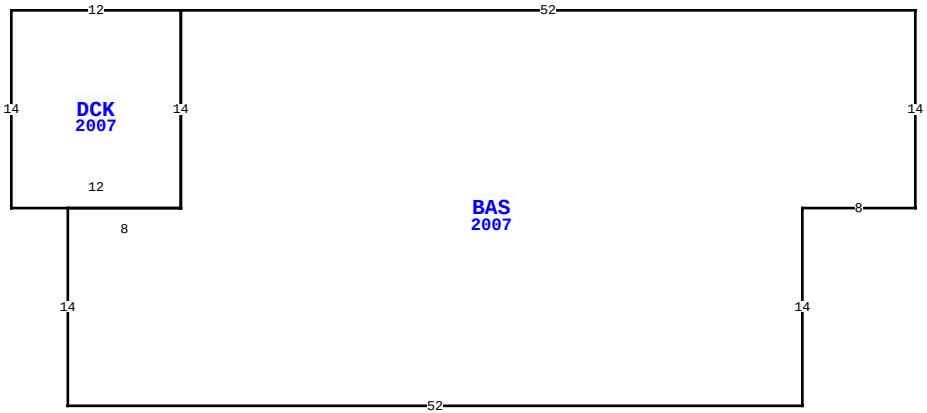
ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 80
Interior Floo	08	SHT VINYL 20
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
Quality	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	1,456	100	2007	1,456	43,514
DCK	168	15	2007	25	747
TOTALS	1,624			1,481	44,261

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	1,481	117.2000	99.62	147,537	1990	1990	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 1456 HX Base Yr



991 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	44,261
TOTAL MARKET OB/XF VALUE	1,318
TOTAL LAND VALUE - MARKET	41,200
TOTAL MARKET VALUE	86,779
SOH/AGL Deduction	0
ASSESSED VALUE	86,779
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	86,779
TOTAL JUST VALUE	86,779
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	89,326

PERMIT NUM	DESCRIPTION	AMT	ISSUED
8171	MH MOVE-ON	30,000	05/15/1990

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U	V I	RSN CD	SALE PRICE
2284/1754	6/25/2019	QC	U	I	11	15,000
GRANTOR: DRAYTON BARBARA P						
GRANTEE: KRAMER KENNETH JR						
1907/0101	3/07/2014	FJ	U	I	11	0
GRANTOR: DRAYTON ROBERT W JR E						
GRANTEE: DRAYTON BARBARA P						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=2007] W52DCK=[YR=2007] W12S14E12
N14$S14W8S14E52N14E8N14$.

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	0940	SHEDS/PORT	0	0	30	12	360.00	SF	18.30	18.30	100	2001	2001	3	20	1,318	

LAND DESCRIPTION

TOTAL OB/XF 1,318

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	1.03	AC		1.00	1.00	1.00	40,000.00	40,000.00	41,200							

REVIEW DATE 10/23/2023 BY WWA Total Acres: 1.03 Total Land Value: 41,200 Market: 0 Agricultural: 0 Common: 41,200 PRINTED 07/09/2026 BY SYS