LOTS 109 & 110
IN OR 1562/323
2001 FTWD TW

KIGHT RANDALL C
1211 MULBERRY LANDING RD NORTH
HILLIARD, FL 32046

2026

37-3N-23-2070-0109-0000

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	05	AVERAGE 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	12	MODULAR MT 100
Interior Wall	05	DRYWALL 100
Interior Floo	14	CARPET 90
Interior Floo	08	SHT VINYL 10
Air Condition	03	CENTRAL 100
Heating Type	04	AIR DUCTED 100
Bedrooms		3 100
Bathrooms		2 100
Frame	02	WOOD FRAME 100
Stories	0	0 100
Units		0 100
Quality	04	Quality Level 04

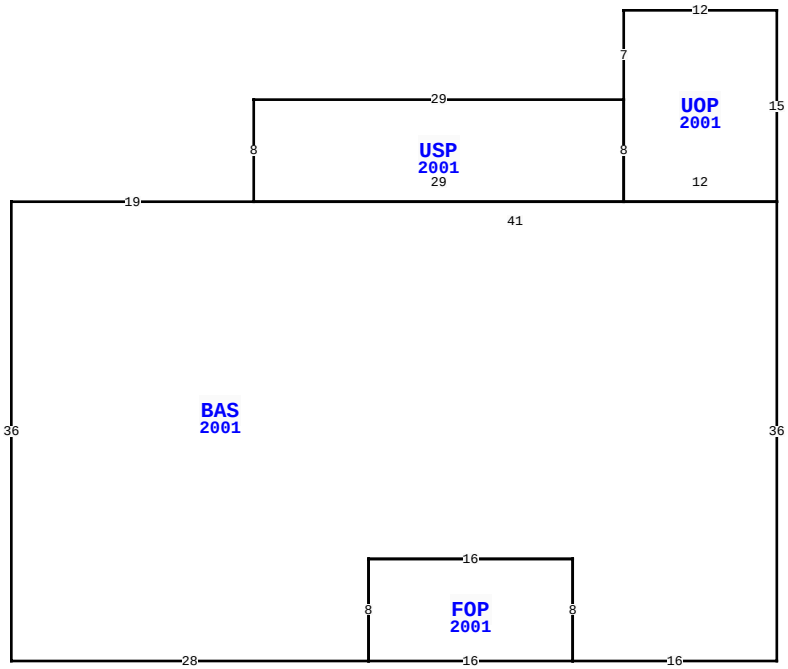
DOR CODE 0200 MOBILE HOME
MAP NUM
MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	2,032	100	2001	2,032	109,400
FOP	128	30	2001	38	2,046
UOP	180	25	2001	45	2,423
USP	232	50	2001	116	6,245
TOTALS	2,572			2,231	120,113

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0800	02	2,231	135.9600	122.36	272,985	2001	2001	0	0	0	56.00	44.00

1 M/H 94+ 100% - 2006 Heated Area: 2032 HX Base Yr 2006



1211 N MULBERRY LANDING RD, HILLIARD

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

NASSAU COUNTY PROPERTY

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VALUATION SUMMARY

VALUATION BY		STANDARD
Tax Group: 4	Tax Dist:	
BUILDING MARKET VALUE		120,113
TOTAL MARKET OB/XF VALUE		7,026
TOTAL LAND VALUE - MARKET		47,610
TOTAL MARKET VALUE		174,749
SOH/AGL Deduction		90,688
ASSESSED VALUE		84,061
TOTAL EXEMPTION VALUE	HX HB	51,411
BASE TAXABLE VALUE		32,650
TOTAL JUST VALUE		174,749
NCON VALUE		0
INCOME VALUE		
PREVIOUS YEAR MKT VALUE		173,416

PERMIT NUM	DESCRIPTION	AMT	ISSUED
B018526	XFOB	9,600	07/01/2001
MH3485	MH MOVE-ON	0	05/01/2001

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q / U	V / I	RSN CD	SALE PRICE
1562/0323	4/21/2008	QC	Q	I	01	47,200
GRANTOR: KIGHT RANDALL C & CHA						
GRANTEE: KIGHT RANDALL C						
1298/0739	2/28/2005	WD	Q	I		128,000
GRANTOR: WAHL BETTY J						
GRANTEE: KIGHT RANDALL C & C						

BUILDING NOTES

BUILDING DIMENSIONS

UOP=[YR=2001] W12 S7 USP=[YR=2001] W29S8 BAS=[YR=2001] W19 S36 E28 FOP=[YR=2001] E16 N8 W16 S8$ N8 E16 S8 E16 N36 W41$ E29 N8 $ S8 E12 N15 $.

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	2001	2001	3	83	2,905	
2	0510	GARAGE WD-	0	100	24	16	384.00	SF	28.00	28.00	100	2001	2001	3	27	2,903	
3	0351	CARPORT MT	0	100	20	13	260.00	SF	6.60	6.60	100	2001	2001	3	20	343	
4	0681	POLE SHED	0	100	24	9	216.00	SF	15.00	15.00	100	2001	2001	3	27	875	

LAND DESCRIPTION

TOTAL OB/XF 7,026

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	23,000.00	47,610							

REVIEW DATE 01/01/2023 BY CD Total Acres: 2.07 Total Land Value: 47,610 Market: 0 Agricultural: 0 Common: 47,610 PRINTED 07/09/2026 BY SYS