LOT 5
MULBERRY LANDING 3 PB 5/42

CCE PROPERTIES LLC
543022 US HWY 1
CALLAHAN, FL 32011

2026

38-3N-23-2073-0005-0000

NASSAU COUNTY PROPERTY

BUILDING CHARACTERISTICS

ELEMENT	CD	CONSTRUCTION
Exterior Wall	25	MOD METAL 100
Roof Structur	03	GABLE/HIP 100
Roof Cover	03	COMP SHNGL 100
Interior Wall	04	PLYWOOD 100
Interior Floo	14	CARPET 100
Air Condition	01	NONE 100
Heating Type	01	NONE 100
Bedrooms		2 100
Bathrooms		1 100
Frame	02	WOOD FRAME 100
Stories	1.	1. 100
Units		0 100
BUD8 Adjustme	04	DIST 01 100
Quality	02	Quality Level 02

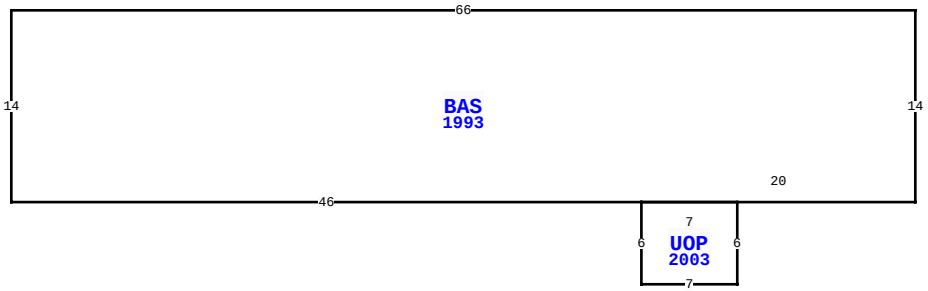
DOR CODE 0200 MOBILE HOME
MAP NUM | MKT AREA 09
NEIGHBORHOOD/LOC 9001.00

AREA TYPE	TOTAL GROSS AREA	PCT OF BASE	YEAR	TOT ADJ AREA	SUBAREA MARKET VALUE
BAS	924	100	1993	924	14,348
UOP	42	25	2003	10	155
TOTALS	966			934	14,503

MARKET ADJUSTMENTS

TYPE	MDL	EFF. AREA	TOT ADJ PTS	EFF. BASE RATE	REPL. COST NEW	AYB	EYB	ECON	FNCT		NORM	% COND
0820	02	934	60.9000	51.76	48,344	1977	1977	0	0	0	70.00	30.00

1 M/H 93- 0% - 2024 Heated Area: 924 HX Base Yr



30908 CR 121, HILLIARD

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

VALUATION SUMMARY

VALUATION BY	STANDARD
Tax Group: 4	Tax Dist:
BUILDING MARKET VALUE	14,503
TOTAL MARKET OB/XF VALUE	0
TOTAL LAND VALUE - MARKET	40,000
TOTAL MARKET VALUE	54,503
SOH/AGL Deduction	3,750
ASSESSED VALUE	50,753
TOTAL EXEMPTION VALUE	0
BASE TAXABLE VALUE	50,753
TOTAL JUST VALUE	54,503
NCON VALUE	0
INCOME VALUE	
PREVIOUS YEAR MKT VALUE	58,651

PERMIT NUM	DESCRIPTION	AMT	ISSUED

SALES DATA

OFF RECORD Number	DATE	TYPE INST	Q U /	V I /	RSN CD	SALE PRICE
2871/0415	5/08/2026	WD	Q	I	01	75,000
GRANTOR: BURCH LARRY & KELSEY						
GRANTEE: CCE PROPERTIES LLC						
2649/1416	6/16/2023	WD	Q	I	01	42,000
GRANTOR: SAIN DONNIE						
GRANTEE: BURCH LARRY & KELSE						

BUILDING NOTES

BUILDING DIMENSIONS

BAS=[YR=1993] W66 S14 E46 UOP=[YR=2003] S6 E7 N6 W7$ E20 N14$
.

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
1	000100	C	RES	0	0004	OR	0.00	0.00	1.00	AC		1.00	1.00	1.00	40,000.00	40,000.00	40,000							

REVIEW DATE 03/12/2024 BY WWA Total Acres: 1.00 Total Land Value: 40,000 Market: 0 Agricultural: 0 Common: 40,000 PRINTED 07/09/2026 BY SYS